



## **CONFIDENTIAL INSPECTION REPORT**

PREPARED FOR:

**Billy Bob Thorton**

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### **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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## SUMMARY REPORT

**Client:** Billy Bob Thorton  
**Inspection Address:** 1234 Sample Street, Hattiesburg, MS 39402  
**Inspection Date:** 6/3/2020 Start: 9:00am End: 10:30am  
**Inspected by:** Ben Berteau

This summary report will provide you with a preview of the components or conditions that need service or a second opinion in accordance with ASHI standards. We do not have access to individual sales contracts and suggest client review sales contract with a real estate agent and/or real estate attorney to determine what repairs if any are to be made. This summary is only part of the inspection report. The complete inspection report should be reviewed prior to closing. Reference directions are given relative to standing outside and looking at the front entry door

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### Systems

#### ***HVAC serving complete house***

##### **Heat Pump**

##### **Summary Information**

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

##### **Evaporator Coil**

##### **Components and Conditions Needing Service**

1.2 - 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

#### ***Exterior Components***

##### **Siding Observations**

##### **Summary Information**

2.1 - No significant defects observed

##### **Trim Observations**

##### **Summary Information**

2.2 - No significant defects observed

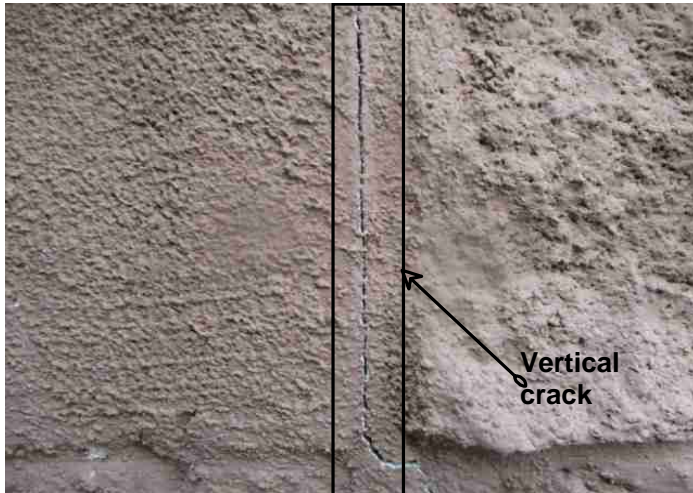
## **Structural**

### ***Service Items***

#### **Verical Crack**

##### **Summary Information**

- 3.1 - 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**

### **Receptacles**

#### **Components and Conditions Needing Service**

- 4.1 - 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.
- 4.2 - The receptacle serving the garage door opener is damaged. Recommend replacement by a licensed electrician.

### **Light Fixtures**

#### **Components and Conditions Needing Service**

- 4.3 - 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**

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

### **Door Bell**

#### **Components and Conditions Needing Service**

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

### **Main Panel**

#### **Electric Panel Service Items**

#### **Components and Conditions Needing Service**

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



### **Roof**

#### **Composition Roof**

#### **Roofing Condition**

#### **Components and Conditions Needing Service**

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



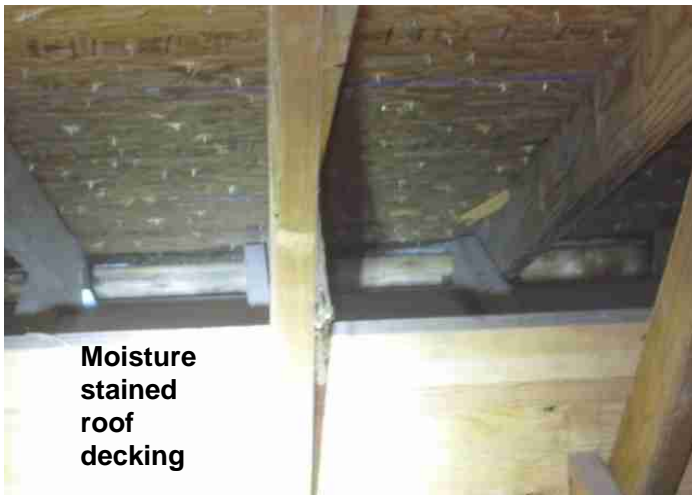
7.2 - Tree limbs and shrubs at the left front and right should be trimmed away from the roof by a qualified arborist to prevent future damage.

**Summary Information**

7.3 - 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.



7.4 - 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**

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

## **Plumbing**

### ***Plumbing***

#### **Observations**

##### **Summary Information**

8.1 - 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.

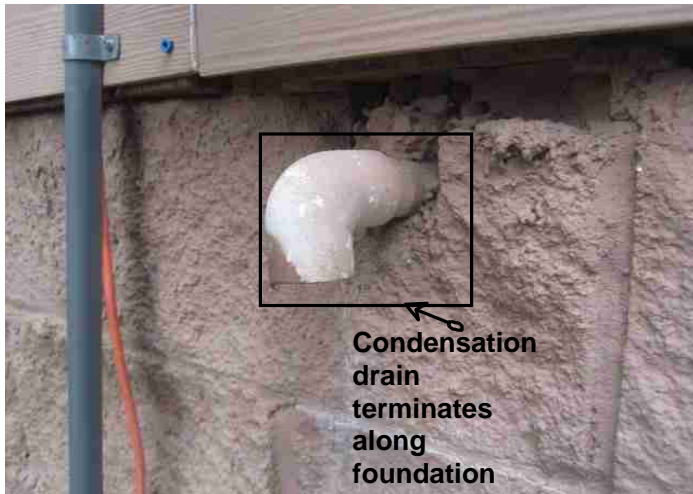
### ***Service Items***

#### **General Review**

##### **Components and Conditions Needing Service**

8.2 - 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**

8.3 - 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

8.4 - 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

8.5 - 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.



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

## Appliances

### **Additional Service Items**

#### Dishwasher

##### Components and Conditions Needing Service

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

## Window/Door

### Windows

#### Components and Conditions Needing Service

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

### Doors

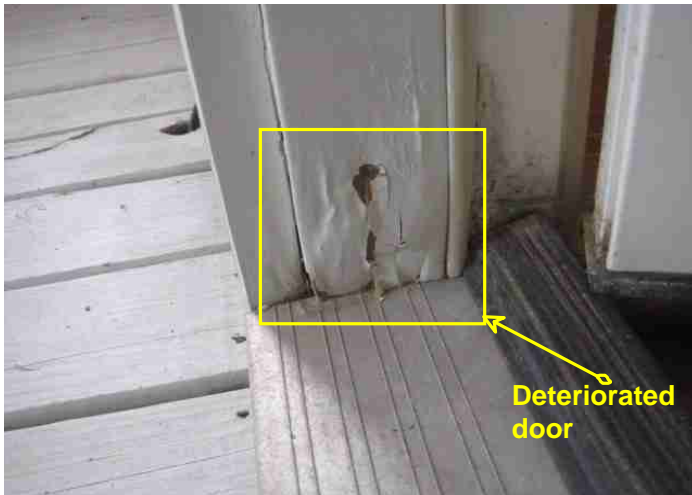
#### Components and Conditions Needing Service

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

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

12.4 - 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.

Deteriorated Door - *Continued*



## **Interior**

### ***Drywall***

#### **Damaged Drywall**

#### **Components and Conditions Needing Service**

14.1 - 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.

## **Safety**

### ***Utility shut-offs***

#### **Electrical**

#### **Summary Information**

18.1 - Electric disconnect is located at panel at the exterior right.

#### **Water**

#### **Summary Information**

18.2 - Water shut-off is located at the meter.

### ***Smoke Detectors***

#### **Present**

#### **Summary Information**

18.3 - 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.





Sunday, September 27, 2020

Property Address: 1234 Sample Street, Hattiesburg, MS 39402  
Inspection Date: 6/3/2020 Time: 9:00am to 10:30am

Dear Billy Bob Thorton:

HOW DID WE DO?

We work hard to provide our clients with a professional inspection and a resulting report which is clear and informative.

If there are areas where we can improve, we want to know! If we met or exceeded your expectations, let us know that too! Will you take just a few seconds to fill out our survey form? We promise to carefully review every comment we receive. You do not have to leave your name.

(Click on the link below. If a dialog box comes up, click 'Allow')

[http://www.homeanalyzers.com/survey\\_form.php](http://www.homeanalyzers.com/survey_form.php)

THANK YOU FOR YOUR FEEDBACK!