



[HTTPS://COOKEVILLEHOMEINSPECTION.COM](https://cookevillehomeinspection.com)

877-COOKEVILLE

sales@cookevillehomeinspection.com

<http://cookevillehomeinspection.com>



INTEGRITY HOME EVALUATION REPORT

174 Golden Cove Ln
Sparta TN 38583

Octavia Peete
FEBRUARY 26, 2021



Inspector

Travis Davis

Travis Davis

TN Home Inspector #1999

877-COOKEVILLE

sales@cookevillehomeinspection.com



Agent

Sue Massengale

American Way Real Estate

931-261-2290

suem@american-way.com

TABLE OF CONTENTS

1: Inspection Details	5
2: Exterior	7
3: Roof	12
4: Attic	15
5: Bathroom 1	16
6: Bathroom 2	17
7: Main Bedroom	19
8: Bedroom 2	21
9: Bedroom 3	23
10: Living Room	24
11: Kitchen	25
12: Electrical	27
13: HVAC	28
14: Laundry Room	30
15: Basement, Crawlspace & Structure	33

SUMMARY

119

ITEMS INSPECTED

23

MAINTENANCE ITEM

11

RECOMMENDATION

4

SAFETY HAZARD

- 🔧 2.1.1 Exterior - Gate/Fence: Fence Sections Damaged or Missing
- ⚠️ 2.3.1 Exterior - Shed/Outbuildings: Rotting wood
- 🔧 2.4.1 Exterior - Siding, Flashing & Trim: Warping/Buckling
- 🔧 2.4.2 Exterior - Siding, Flashing & Trim: Discoloration
- 🔧 2.5.1 Exterior - Eaves, Soffits & Fascia: Gap
- ⚠️ 2.6.1 Exterior - Decks, Balconies, Porches & Steps: Deck - Rotted Boards
- 🔧 2.6.2 Exterior - Decks, Balconies, Porches & Steps: Deck - Water Sealant Required
- ⚠️ 2.6.3 Exterior - Decks, Balconies, Porches & Steps: Railing Unsafe
- ⚠️ 2.6.4 Exterior - Decks, Balconies, Porches & Steps: Tall steps
- 🔧 2.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- ⚠️ 2.7.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Tree Overhang
- 🔧 3.1.1 Roof - Coverings: Metal installed over shingles
- 🔧 3.1.2 Roof - Coverings: Questionable Flashing
- 🔧 3.2.1 Roof - Flashings: Sealant Deteriorated
- ⚠️ 3.3.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- 🔧 3.3.2 Roof - Roof Drainage Systems: Gutter Loose
- 🔧 5.4.1 Bathroom 1 - Sink: S trap
- 🔧 5.9.1 Bathroom 1 - Lighting Fixtures, Switches & Receptacles: Vent fan
- 🔧 6.2.1 Bathroom 2 - Doors: Door Sticks
- 🔧 6.4.1 Bathroom 2 - Sink: P Trap installed
- 🔧 6.9.1 Bathroom 2 - Lighting Fixtures, Switches & Receptacles: Fan
- ⚠️ 7.1.1 Main Bedroom - Doors: Door Doesn't Latch
- 🔧 7.2.1 Main Bedroom - Windows: Screen deteriorated
- 🔧 8.2.1 Bedroom 2 - Windows: Screen Deteriorated
- 🔧 8.6.1 Bedroom 2 - Lighting Fixtures, Switches & Receptacles: Ceiling fan blades missing
- ⚠️ 8.8.1 Bedroom 2 - Smoke Detectors: Low Battery
- 🔧 9.2.1 Bedroom 3 - Windows: Screen Deteriorated
- ⚠️ 9.8.1 Bedroom 3 - Smoke Detectors: Low Battery
- 🔧 10.3.1 Living Room - Floors: Flooring Separated

- ⊖ 10.8.1 Living Room - Smoke Detectors: Low Battery
- ⊖ 14.6.1 Laundry Room - Drain, Waste, & Vent Systems: Leaking Pipe
- ⊖ 14.7.1 Laundry Room - Hot Water Systems, Controls, Flues & Vents: Near End of Life
- ⚠ 14.7.2 Laundry Room - Hot Water Systems, Controls, Flues & Vents: TPR valve leaking
- ⊖ 14.8.1 Laundry Room - Dryer Vent: Disconnected
- ⚠ 15.1.1 Basement, Crawlspce & Structure - Basements & Crawlspaces: Mold
- 🔧 15.2.1 Basement, Crawlspce & Structure - Vapor Retarders (Crawlspce or Basement): Vapor Barrier Damaged
- 🔧 15.3.1 Basement, Crawlspce & Structure - Floor Structure: No sill plate
- 🔧 15.4.1 Basement, Crawlspce & Structure - Foundation: Foundation Cracks - Minor

1: INSPECTION DETAILS

Information

In Attendance Inspector	Occupancy Furnished, Occupied	Style Modern
Temperature (approximate) 45 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Cloudy, Light Rain

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself, it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that home ownership is both a joyful experience and an important responsibility, so be sure to call on your Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Schedule a Key Components Inspection

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Integrity Home Services Annual Key Components Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Key Components Inspection as part of the cost of upkeep for your most valuable investment your home.

Your Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having this Inspection performed every year. Catch problems before they become major defects.

Schedule next year's maintenance inspection with your home inspector today! Keep our contact info handy.

Integrity Home Services
931-704-6794

2: EXTERIOR

		IN	NI	NP	O
2.1	Gate/Fence	X			X
2.2	Walkways, Patios & Driveways	X			
2.3	Shed/Outbuildings	X			X
2.4	Siding, Flashing & Trim	X			X
2.5	Eaves, Soffits & Fascia	X			X
2.6	Decks, Balconies, Porches & Steps	X			X
2.7	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.8	Exterior Doors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Gate/Fence: Type Chain-Link	Walkways, Patios & Driveways: Driveway Material Gravel	Shed/Outbuildings: Type Wood
Siding, Flashing & Trim: Siding Material Vinyl	Siding, Flashing & Trim: Siding Style Clapboard	Decks, Balconies, Porches & Steps: Appurtenance Deck, Front Porch
Decks, Balconies, Porches & Steps: Material Wood	Exterior Doors: Exterior Entry Door Glass, Steel	

Observations

2.1.1 Gate/Fence


FENCE SECTIONS DAMAGED OR MISSING


BACK RIGHT

Some sections of the fence are damaged. I recommend further evaluation by a qualified fence installer

Recommendation

Contact a qualified fencing contractor






Maintenance Item

2.3.1 Shed/Outbuildings

ROTTING WOOD

BACK YARD

Rotting wood was noted at several locations around the outbuilding. I recommend further evaluation by a qualified carpenter or handyman.



Recommendation

Recommendation
Contact a handyman or DIY project



2.4.1 Siding, Flashing & Trim
WARPING/BUCKLING
NEAR CARPORT

 Maintenance Item

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards too tight to the home, preventing expansion/contraction. I recommend a qualified siding contractor evaluate and repair.

Recommendation
Contact a qualified siding specialist.



2.4.2 Siding, Flashing & Trim
DISCOLORATION
VARIOUS LOCATIONS

 Maintenance Item

The siding appeared to be discolored in a few areas. This is likely due to UV rays and pressure washing.



2.5.1 Eaves, Soffits & Fascia
GAP
FRONT PORCH AREA

 Maintenance Item

There is opening, gap or hole in fascia / soffit which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

Recommendation

Contact a qualified siding specialist.



2.6.1 Decks, Balconies, Porches & Steps

DECK - ROTTED BOARDS

BACK DECK

One or more deck boards are showing signs of rot. I recommend a qualified deck contractor do repairs.

Recommendation

Contact a qualified deck contractor.



Recommendation



2.6.2 Decks, Balconies, Porches & Steps

DECK - WATER SEALANT REQUIRED

BACK DECK

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation

Recommended DIY Project



Maintenance Item



2.6.3 Decks, Balconies, Porches & Steps

RAILING UNSAFE

BACK DECK

The step railing on the back deck is unsafe or missing. I recommend a qualified deck contractor repair or replace.

Recommendation

Contact a qualified deck contractor.



Safety Hazard



2.6.4 Decks, Balconies, Porches & Steps

 Recommendation

TALL STEPS

BACK DECK

The steps on the back deck are very tall, which creates a serious trip hazard. I recommend repair or replacement by a qualified deck contractor.

Recommendation

Contact a qualified deck contractor.



2.7.1 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

NEGATIVE GRADING

BACK YARD

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



2.7.2 Vegetation, Grading, Drainage & Retaining Walls

 Safety Hazard

TREE OVERHANG

BACK YARD

Damaged Trees were observed overhanging the roof of the shed. This can cause damage to the roof or personal injury if they fall. I recommend immediate removal.

Recommendation

Contact a qualified tree service company.



3: ROOF

		IN	NI	NP	O
3.1	Coverings	X			X
3.2	Flashings	X			X
3.3	Roof Drainage Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Inspection Method Binoculars, Ladder	Roof Type/Style Gable	Coverings: Material Ribbed metal
Flashings: Material Rubber	Roof Drainage Systems: Gutter Material Seamless Aluminum	


Observations

3.1.1 Coverings

METAL INSTALLED OVER SHINGLES

The roofing metal is installed over a layer of old shingles. This is common practice in this area and this comment is only meant to make the client aware of the practice.

Recommendation
Contact a qualified professional.



Maintenance Item


3.1.2 Coverings

QUESTIONABLE FLASHING

FRONT OF HOUSE

The metal roof does not appear to be flashed correctly along the walls. I recommend further evaluation by a qualified roofer.

Recommendation
Contact a qualified roofing professional.



Maintenance Item



3.2.1 Flashings

SEALANT DETERIORATED

BACK OF HOUSE

The sealant around the vent flashings appears to be deteriorated. I recommend further evaluation by a qualified roofer.

Recommendation

Contact a qualified roofing professional.



3.3.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

CORNERS OF HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. I recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified gutter contractor



3.3.2 Roof Drainage Systems

GUTTER LOOSE

FRONT OF HOUSE

The gutter appears to be loose and needs to be re-fastened to fascia and pitched properly.

Recommendation

Contact a qualified handyman.



Maintenance Item



4: ATTIC

		IN	NI	NP	O
4.1	Attic Insulation	X			
4.2	Ventilation	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Attic Insulation: R-value 20	Attic Insulation: Insulation Type Blown, Cellulose	Ventilation: Ventilation Type Gable Vents
--	--	---

5: BATHROOM 1

		IN	NI	NP	O
5.1	Walls - Ceilings - Floors	X			
5.2	Doors	X			
5.3	Toilet	X			
5.4	Sink	X			X
5.5	Cabinets	X			
5.6	CounterTop	X			
5.7	Shower	X			
5.8	Water Supply, Distribution Systems & Fixtures	X			
5.9	Lighting Fixtures, Switches & Receptacles	X			X
5.10	GFCI & AFCI	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
Hose

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**
PVC

Observations

5.4.1 Sink

S TRAP

UNDER SINK

There is an S-trap under the sink. It is possible that an S-trap can siphon the water seal out, allowing odors and gas into the bathroom.



Maintenance Item



5.9.1 Lighting Fixtures, Switches & Receptacles

VENT FAN

BATHROOM CEILING

The bathroom vent fan appears to terminate in the attic. This can lead to moisture issues in the attic space. I recommend venting it to the outside of the house.

Recommendation

Contact a qualified handyman.



Maintenance Item



6: BATHROOM 2

		IN	NI	NP	O
6.1	Walls - Ceilings - Floors	X			
6.2	Doors	X			X
6.3	Toilet	X			
6.4	Sink	X			X
6.5	Cabinets	X			
6.6	CounterTop	X			
6.7	Shower	X			
6.8	Water Supply, Distribution Systems & Fixtures	X			
6.9	Lighting Fixtures, Switches & Receptacles	X			
6.10	GFCI & AFCI	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**
Hose

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**
PVC

Observations

6.2.1 Doors

DOOR STICKS

BATHROOM DOOR

The door is sticking and is difficult to close. I recommend further evaluation by a qualified carpenter.

Recommendation

Contact a qualified handyman.



Maintenance Item



6.4.1 Sink

P TRAP INSTALLED

UNDER SINK

There is an S-trap under the sink. It is possible that an S-trap can siphon the water seal out, allowing odors and gas into the bathroom.



Maintenance Item



6.9.1 Lighting Fixtures, Switches & Receptacles

FAN

BATHROOM CEILING

The bathroom vent fan appears to terminate in the attic. This can lead to moisture issues in the attic space. I recommend venting it to the outside of the house.

Recommendation

Contact a qualified handyman.



Maintenance Item



7: MAIN BEDROOM

		IN	NI	NP	O
7.1	Doors	X			X
7.2	Windows	X			X
7.3	Floors	X			
7.4	Walls	X			
7.5	Ceilings	X			
7.6	Lighting Fixtures, Switches & Receptacles	X			
7.7	Smoke Detectors	X			
7.8	GFCI & AFCI		X		
7.9	Carbon Monoxide Detectors			X	
7.10	Closet	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Windows: Window Type
Single-hung, Double Pane

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Textured drywall

Limitations

GFCI & AFCI
ELECTRICAL PANEL INACCESSIBLE
FRONT RIGHT BEDROOM
The electrical panel blocked by furniture and inaccessible.



Observations

7.1.1 Doors

DOOR DOESN'T LATCH

CLOSET DOOR

Door doesn't latch properly. I recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



Recommendation



7.2.1 Windows

SCREEN DETERIORATED

ALL WINDOWS

The window screens are deteriorated. I recommend replacement.

Recommendation

Contact a handyman or DIY project



Maintenance Item



8: BEDROOM 2

		IN	NI	NP	O
8.1	Doors	X			
8.2	Windows	X			X
8.3	Floors	X			
8.4	Walls	X			
8.5	Ceilings	X			
8.6	Lighting Fixtures, Switches & Receptacles	X			X
8.7	GFCI & AFCI		X		
8.8	Smoke Detectors	X			
8.9	Carbon Monoxide Detectors			X	
8.10	Closet	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Windows: Window Type

Single-hung, Double Pane

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Textured drywall

Observations

8.2.1 Windows

SCREEN DETERIORATED

RIGHT REAR

The window screens are deteriorated. I recommend replacement.

Recommendation

Contact a qualified handyman.



Maintenance Item



8.6.1 Lighting Fixtures, Switches & Receptacles

CEILING FAN BLADES MISSING

BEDROOM CEILING

There were no blades on the ceiling fan. I recommend replacement.

Recommendation

Contact a qualified handyman.



Maintenance Item



8.8.1 Smoke Detectors

LOW BATTERY

Smoke detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project



9: BEDROOM 3

		IN	NI	NP	O
9.1	Doors	X			
9.2	Windows	X			X
9.3	Floors	X			
9.4	Walls	X			
9.5	Ceilings	X			
9.6	Lighting Fixtures, Switches & Receptacles	X			
9.7	GFCI & AFCI		X		
9.8	Smoke Detectors	X			
9.9	Carbon Monoxide Detectors			X	
9.10	Closet	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Windows: Window Type
Single-hung, Double Pane

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Carpet

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Textured drywall

Observations

9.2.1 Windows


SCREEN DETERIORATED

RIGHT FRONT

The window screens are deteriorated. I recommend replacement.

Recommendation

Contact a qualified handyman.

 Maintenance Item

9.8.1 Smoke Detectors


LOW BATTERY

HALLWAY

Smoke detector failed to respond when tested. Recommend battery be replaced.

Recommendation

Recommended DIY Project

 Recommendation

10: LIVING ROOM

		IN	NI	NP	O
10.1	Doors	X			
10.2	Windows	X			
10.3	Floors	X			X
10.4	Walls	X			
10.5	Ceilings	X			
10.6	Steps, Stairways & Railings			X	
10.7	Lighting Fixtures, Switches & Receptacles	X			
10.8	Smoke Detectors	X			X
10.9	GFCI & AFCI		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Windows: Window Type
Single-hung, Double Pane

Windows: Window Manufacturer
Unknown

Floors: Floor Coverings
Hardwood

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Textured drywall

Observations

10.3.1 Floors

 Maintenance Item

FLOORING SEPARATED

The hardwood is separated near the kitchen/hallway area. I recommend further evaluation by a qualified flooring installer.

Recommendation
Contact a qualified professional.



10.8.1 Smoke Detectors

 Recommendation

LOW BATTERY

HALLWAY

Smoke detector failed to respond when tested. Recommend battery be replaced.

Recommendation
Recommended DIY Project

11: KITCHEN

		IN	NI	NP	O
11.1	Doors	X			
11.2	Ceiling	X			
11.3	Walls	X			
11.4	Flooring	X			
11.5	Dishwasher		X		
11.6	Refrigerator	X			
11.7	Countertops & Cabinets	X			
11.8	Range/Oven/Cooktop	X			
11.9	Sink - Faucet	X			
11.10	Lighting Fixtures, Switches & Receptacles	X			
11.11	GFCI & AFCI		X		
11.12	Garbage Disposal			X	
11.13	Built-in Microwave		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Flooring: Type

Vinyl

Dishwasher: Brand

GE

Refrigerator: Brand

Whirlpool

Countertops & Cabinets:

Countertop Material

Composite

Countertops & Cabinets:

Cabinetry

Wood

Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

Range/Oven/Cooktop:

Range/Oven Brand

Samsung

Range/Oven/Cooktop: Exhaust

Hood Type

Re-circulate

Limitations

Dishwasher

FULL OF DISHES

KITCHEN

The dishwasher was full of dishes, therefore I didn't turn it on.



Built-in Microwave

FOOD STORED IN MICROWAVE

KITCHEN

The microwave had food stored in it.

12: ELECTRICAL

		IN	NI	NP	O
12.1	Service Entrance Conductors		X		
12.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device		X		
12.3	Branch Wiring Circuits, Breakers & Fuses				

IN = InspectedNI = Not InspectedNP = Not PresentO = Observation

Information

Service Entrance Conductors: Electrical Service Conductors Below Ground	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity 200 AMP	Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Unknown
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type Circuit Breaker	Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP Copper	Branch Wiring Circuits, Breakers & Fuses: Wiring Method Romex

Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device

NOT ACCESSIBLE

RIGHT FRONT BEDROOM

The electrical panel was blocked by furniture. I was not able to access it.



13: HVAC

		IN	NI	NP	O
13.1	Cooling Equipment		X		
13.2	Heating Equipment	X			
13.3	Distribution System	X			
13.4	Thermostat Controls		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Cooling Equipment: Brand
Payne

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Location
Exterior South

Heating Equipment: Brand
Payne

Heating Equipment: Energy Source
Electric

Heating Equipment: Heat Type
Forced Air

Heating Equipment: Date of Manufacture
Heat Pump Label

Distribution System: Ductwork
Insulated

Distribution System: Configuration
Central

The date code on the heat pump indicates that it was manufactured in 2015.



Limitations

Cooling Equipment
LOW TEMPERATURE
RIGHT END OF HOUSE

The A/C unit was not tested due to low outdoor temperature. This may cause damage the unit.

Thermostat Controls

COULD NOT DETERMINE LOCATION

I was not able to determine the location of the thermostat.

14: LAUNDRY ROOM

		IN	NI	NP	O
14.1	Door	X			
14.2	Walls	X			
14.3	Flooring	X			
14.4	Ceiling	X			
14.5	Main Water Shut-off Device	X			
14.6	Drain, Waste, & Vent Systems	X			X
14.7	Hot Water Systems, Controls, Flues & Vents	X			X
14.8	Dryer Vent	X			X
14.9	Washer Faucets		X		

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Filters

Unknown

Water Source

Public

Dryer Power Source

220 Electric

Dryer Vent

Metal

Main Water Shut-off Device:

Location

Crawlspace

Drain, Waste, & Vent Systems:

Drain Size

1 1/2", 2", 3"

Drain, Waste, & Vent Systems:

Material

PVC

Hot Water Systems, Controls,

Flues & Vents: Power

Source/Type

Electric

Hot Water Systems, Controls,

Flues & Vents: Capacity

40 gallons

Hot Water Systems, Controls,

Flues & Vents: Location

Crawlspace

Hot Water Systems, Controls, Flues & Vents: Manufacturer

Craftmaster

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Observations

14.6.1 Drain, Waste, & Vent Systems

LEAKING PIPE

UNDER LAUNDRY AREA

A drain, waste and/or vent pipe showed signs of a leak. I recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.





14.7.1 Hot Water Systems, Controls, Flues & Vents

 Recommendation

NEAR END OF LIFE

CRAWLSPACE

Water heater showed normal signs of wear and tear. It is 17 years old. I recommend monitoring it's effectiveness and replacing in the near future.

Recommendation

Contact a qualified plumbing contractor.



14.7.2 Hot Water Systems, Controls, Flues & Vents

 Safety Hazard

TPR VALVE LEAKING

CRAWLSPACE

The TPR valve is leaking and there is no TPR valve piping installed. I recommend immediate replacement by a qualified plumber.

Recommendation

Contact a qualified professional.



14.8.1 Dryer Vent
DISCONNECTED
UNDER LAUNDRY AREA

 Recommendation

The dryer vent is disconnected under the house. There is a large amount of lint collected under the house. I recommend immediate repair by a qualified handyman.

Recommendation
Contact a qualified handyman.



15: BASEMENT, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
15.1	Basements & Crawlspace	X			X
15.2	Vapor Retarders (Crawlspace or Basement)	X			X
15.3	Floor Structure	X			
15.4	Foundation	X			X
15.5	Wall Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Inspection Method
Crawlspace Access

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
OSB

Floor Structure:
Basement/Crawlspace Floor
Dirt

Foundation: Material
Masonry Block

Observations

15.1.1 Basements & Crawlspace

MOLD

FLOOR JOISTS

There is a moderate amount of mold in the crawlspace. I recommend further evaluation by a qualified mold expert.

Recommendation

Contact a qualified professional.

 Safety Hazard



15.2.1 Vapor Retarders (Crawlspace or Basement)

VAPOR BARRIER DAMAGED

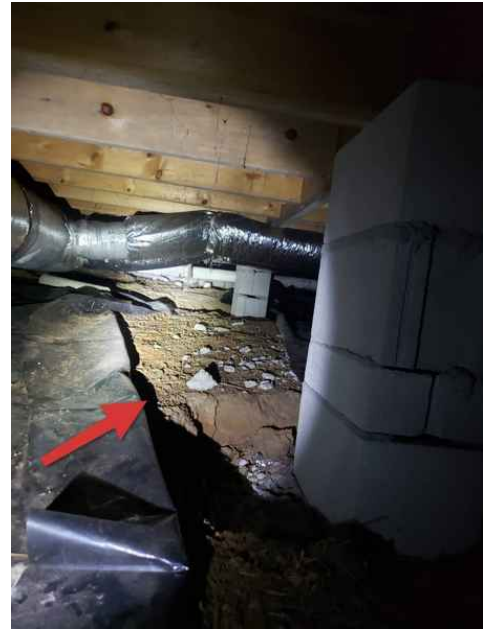
CRAWLSPACE

 Maintenance Item

Vapor barrier is damaged in one or more areas. I recommend insulation contractor repair or replace.

Recommendation

Contact a qualified insulation contractor.



15.3.1 Floor Structure

NO SILL PLATE

The floor joists are resting directly on the cinderblock foundation. There is no sill plate. I recommend further evaluation by a qualified foundation expert.

Recommendation

Contact a qualified professional.



Maintenance Item



15.4.1 Foundation

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.



Maintenance Item

