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INTERNACHI RESIDENTIAL

1234 Main St
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Future Homeowner
SEPTEMBER 5, 2021



Inspector

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SUMMARY



RECOMMENDATION

- ⊖ 2.2.1 Roof - Roof Drainage Systems: Gutters Missing
- ⊖ 3.2.1 Exterior - Exterior Doors: Missing Door Bell
- ⊖ 10.2.1 Doors, Windows & Interior - Windows: Broken Screen
- ⊖ 10.4.1 Doors, Windows & Interior - Walls: Doorknob Hole
- ⊖ 11.3.1 Built-in Appliances - Range/Oven/Cooktop: Range Not Fastened

1: INSPECTION DETAILS

Information

In Attendance

Client, Home Owner

Occupancy

Furnished, Occupied

Style

Ranch

Temperature (approximate)

75 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Clear

Outside Air Temperature

2: ROOF

Information

Roof Type/Style

Flat, Gable

Coverings: Material

Asphalt

**Roof Drainage Systems: Gutter
Material**

No Gutters Present

Flashings: Material

Aluminum, Asphalt

Inspection Method

On top of house

Ladder, Roof



Limitations

Coverings

Deficiencies

2.2.1 Roof Drainage Systems

GUTTERS MISSING

FRONT AND BACK OF HOUSE

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Recommendation

Contact a qualified gutter contractor



3: EXTERIOR

Information

Inspection Method

Attic Access

Siding, Flashing & Trim: Siding Material

Stucco

Siding, Flashing & Trim: Siding Style

Heavy Lace

Exterior Doors: Exterior Entry Door

Steel

Walkways, Patios & Driveways: Driveway Material

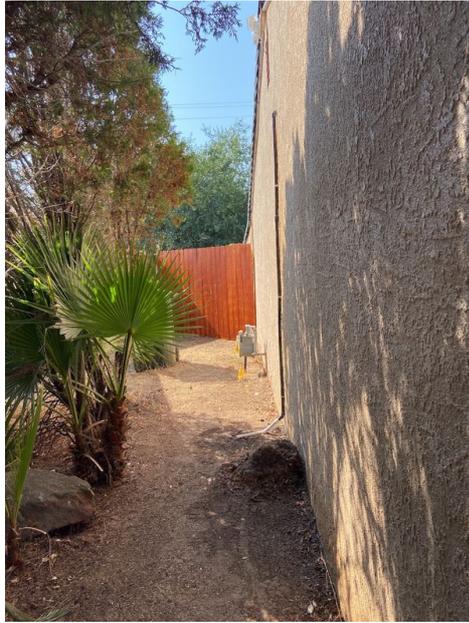
Concrete

Decks, Balconies, Porches & Steps: Material

Composite

Exterior photos

Exterior





Decks, Balconies, Porches & Steps: Appurtenance Covered Porch



Deficiencies

3.2.1 Exterior Doors

MISSING DOOR BELL

FRONT DOOR

There was no door bell present. We recommend installing a camera doorbell for convenience and safety.

Recommendation

Contact a qualified professional.

 Recommendation



4: FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Visual

Foundation: Material

Slab on Grade, Concrete

5: HEATING

Information

Equipment: Brand

Rooftop Mounted Packaged Unit
Goodman

Equipment: Energy Source

Electric

Equipment: Heat Type

Heat Pump

**Distribution Systems: Ductwork**

Insulated

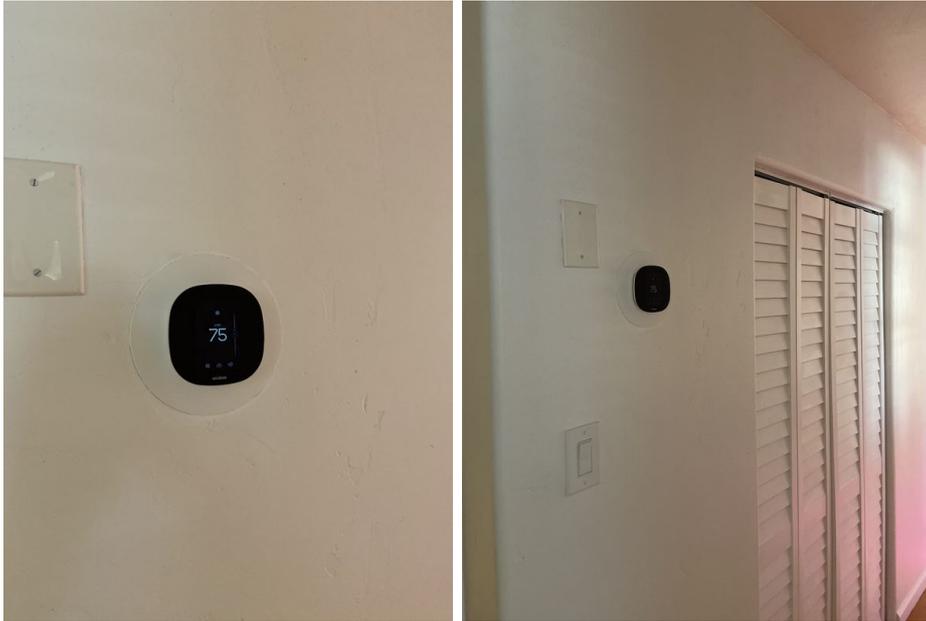
AFUE Rating

81

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

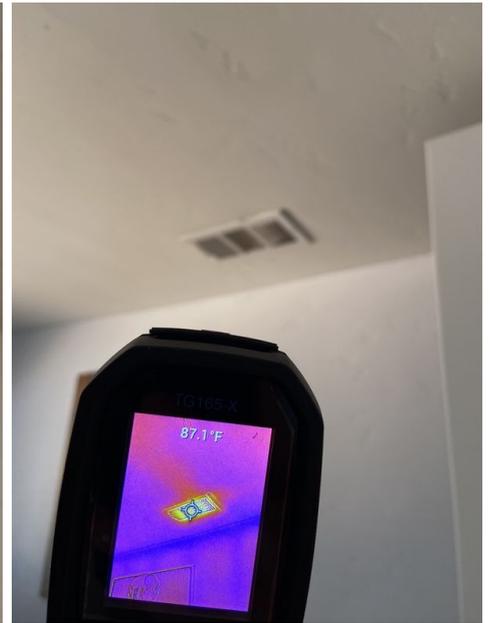
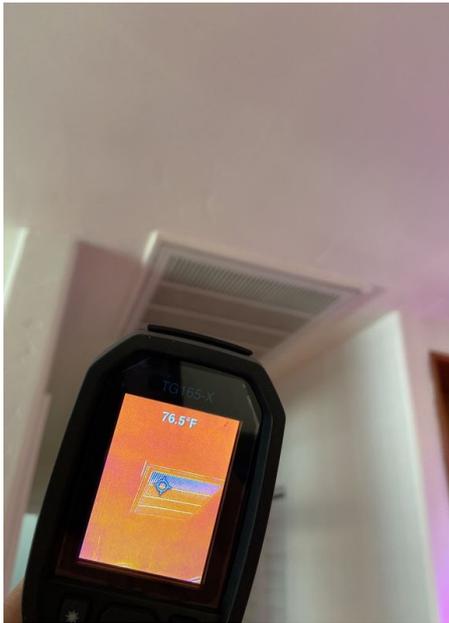
Normal Operating Controls: Thermostast photos and location

Main Hallway



Presence of Installed Heat Source in Each Room: Presence of installed heat source

Ceiling Registers



6: COOLING

Information

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Location

Roof

Cooling Equipment: Age of Unit

6 Month

This unit was manufactured in:
04/21**Distribution System: Configuration**

Central

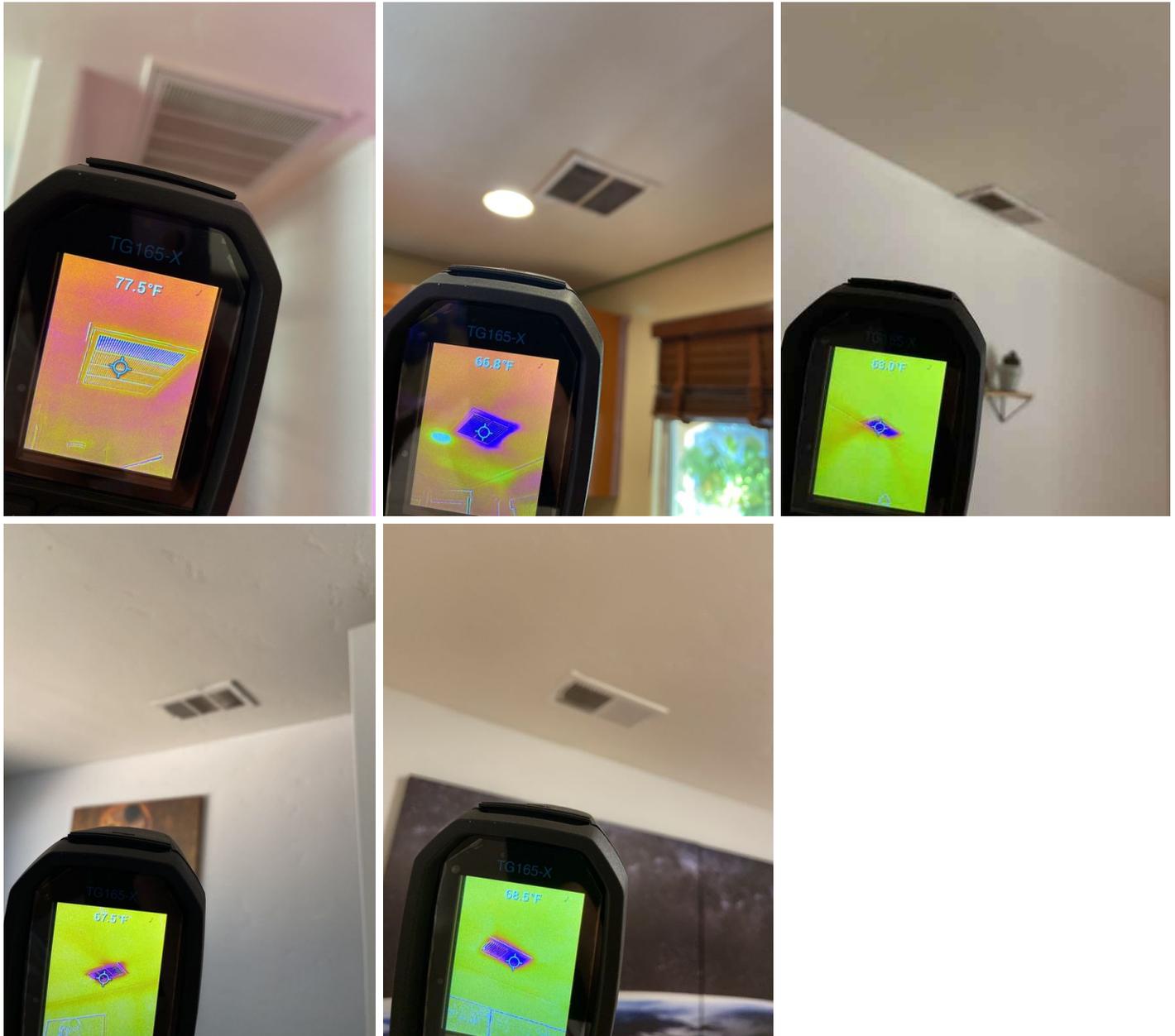
Normal Operating Controls: Thermostat Location

Main Hallway



Presence of Installed Cooling Source in Each Room: Presence of installed cooling source

Ceiling Registers



7: PLUMBING

Information

Filters

None

Water Source

Public

Drain, Waste, & Vent Systems:**Drain Size**

2"

Drain, Waste, & Vent Systems:**Material**

Iron

Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper, Galvanized

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Hot Water Systems, Controls, Flues & Vents: Location

Garage

Presence of water pressure

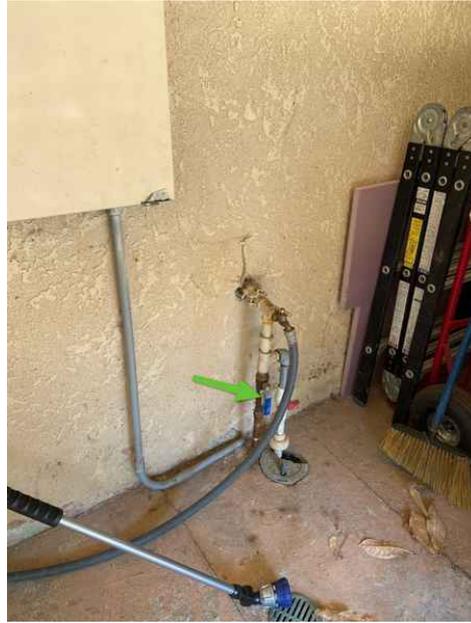
Front of House

This image shows the water supply pressure measured in PSI (pounds per square inch). It shows a pressure of 70 PSI which is within serviceable limits.



Main Water Shut-off Device: Location

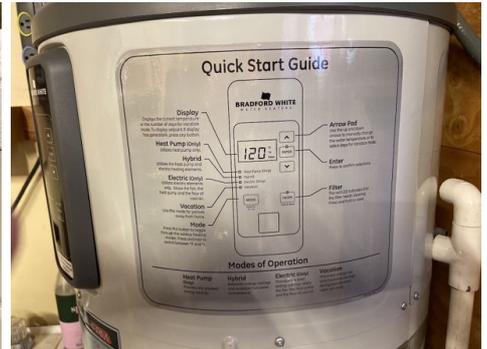
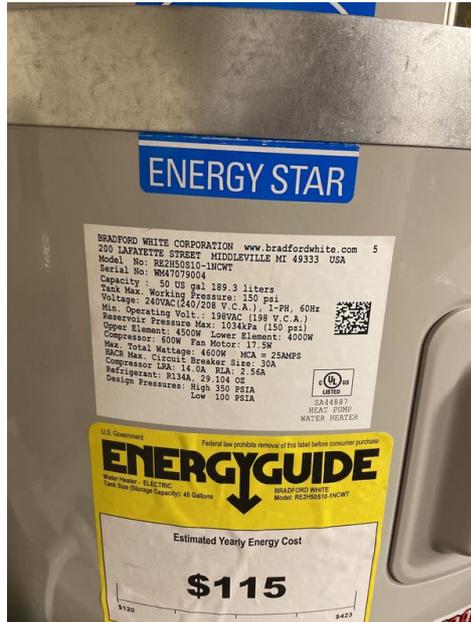
South Side/Back of House in Patio Area
South



Hot Water Systems, Controls, Flues & Vents: Capacity

Garage/Laundry Area
50 gallons

This water heater was manufactured in December 2020.



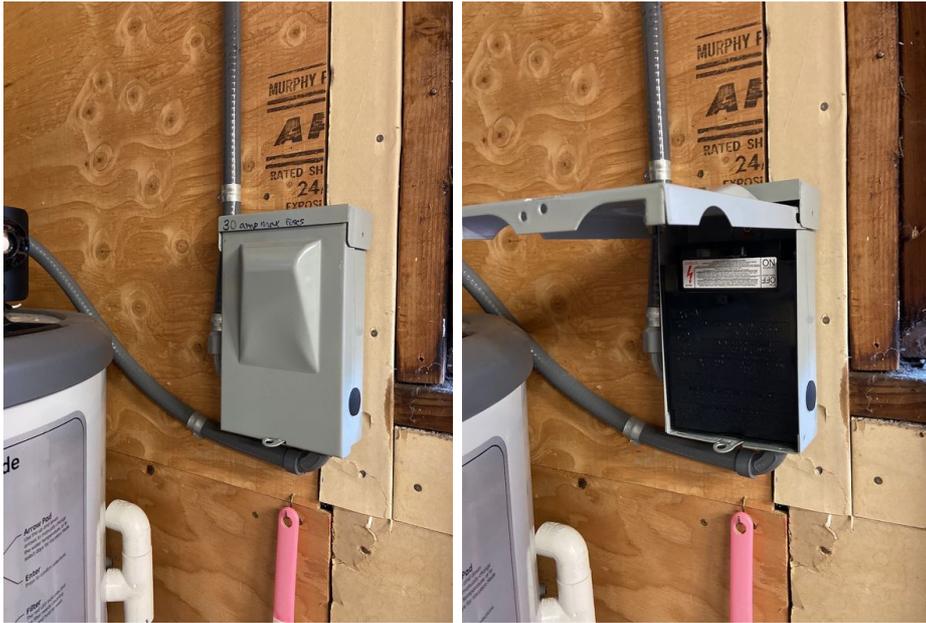
Hot Water Systems, Controls, Flues & Vents: Manufacturer

Bradford & White

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.](#)

Hot Water Systems, Controls, Flues & Vents: Power Source/Type Electric



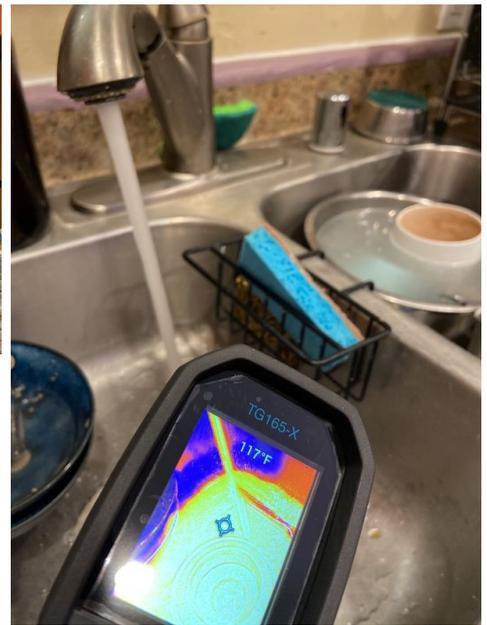
Fuel Storage & Distribution Systems: Main Gas Shut-off Location East Side Gas Meter



Kitchen Plumbing: Plumbing photos

Kitchen Sink

No leaks detected. Presence of hot water verified.



Restroom plumbing: Bathroom photos

Main Bathroom

No leaks detected. Presence of hot water in shower and sink verified. The toilet appeared tightly affixed and fully operational. The shower was fully functional and no leaks or clogs were observed by the inspector.





Limitations

Hot Water Systems, Controls, Flues & Vents

ACCESS BLOCKED

GARAGE/LAUNDRY AREA

Access to water heater was blocked by occupant belongings.

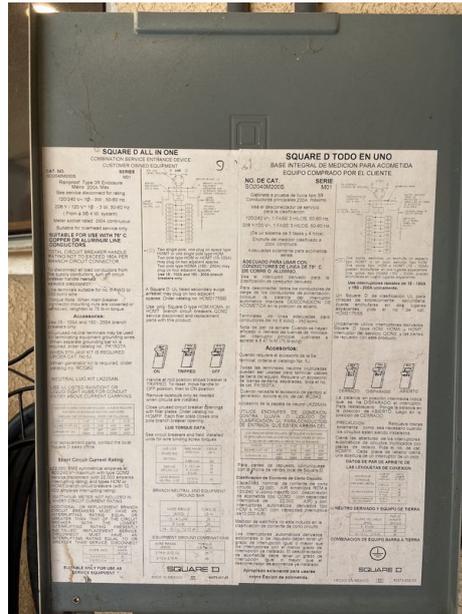
8: ELECTRICAL

Information

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
No Distribution Panel Present

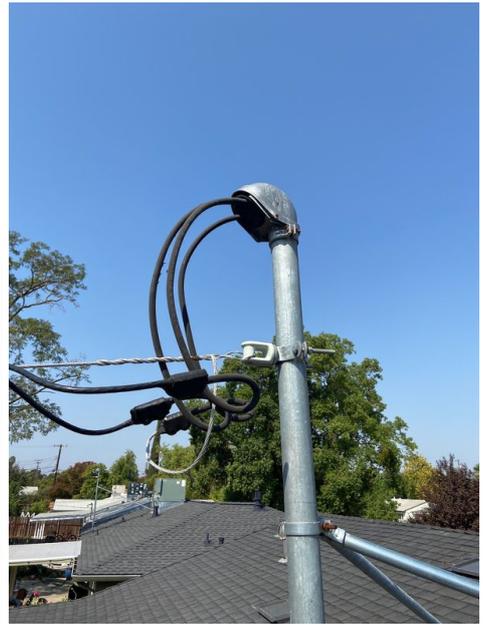
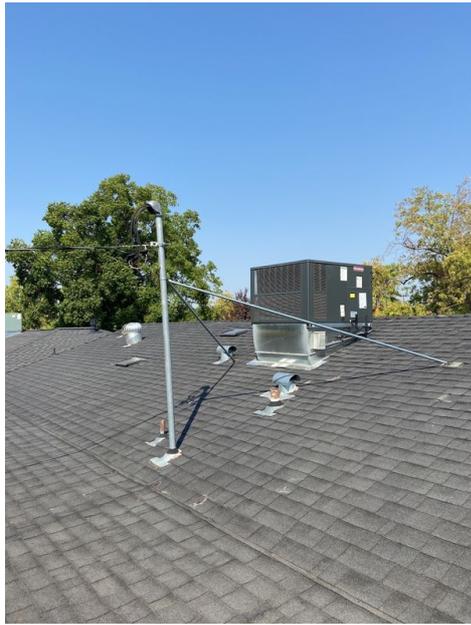
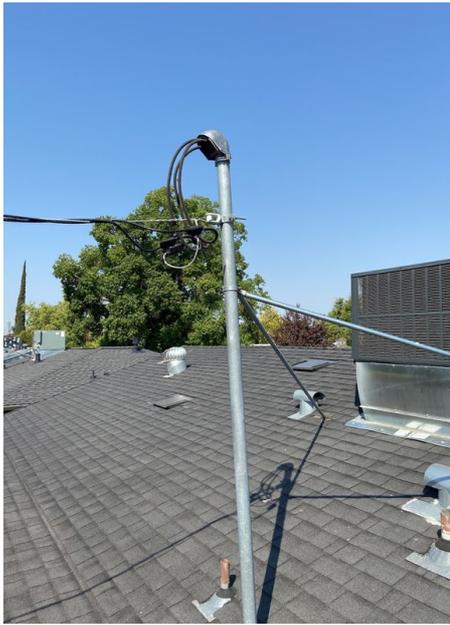
Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Service Entrance Conductors: Electrical Service Conductors

Rear of House

Overhead, 220 Volts



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Rear of House in Patio Area

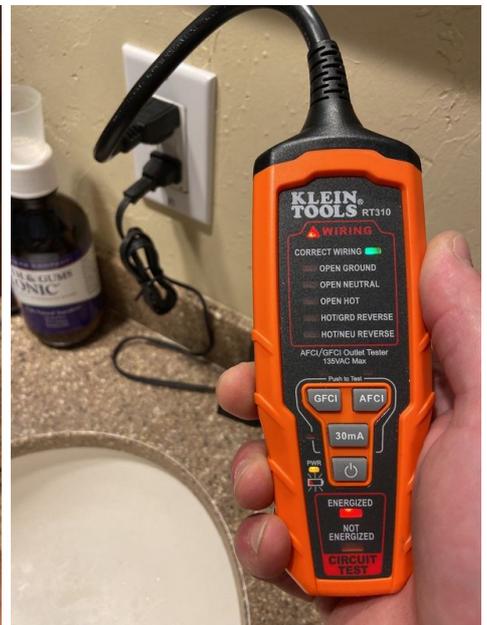
Back

Main panel appears fully serviceable. No temperature anomalies were detected at time of inspection. We try to run as many electrical components as possible inside the house in order to put the electrical system under as much load as possible when performing this test. Unfortunately, even if we try our hardest, we aren't always capable of loading the system to its full potential like a homeowner typically does.



Lighting Fixtures, Switches & Receptacles: Receptacle Photos

A representative number of receptacles were tested for correct voltage, grounding and proper connection.



9: ATTIC, INSULATION & VENTILATION

Information

Dryer Power Source

220 Electric, Gas

Dryer Vent

Metal

Flooring Insulation

None

Attic Insulation: Insulation Type

Blown, Fiberglass

Attic Insulation: R-value

30

Ventilation: Ventilation Type

Turbines, Attic Fan, O'Hagin Vents

Exhaust Systems: Exhaust Fans

None

10: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer

Milgard

Windows: Window Type

Sliders, Dual Pane

Floors: Floor Coverings

Laminate

Walls: Wall Material

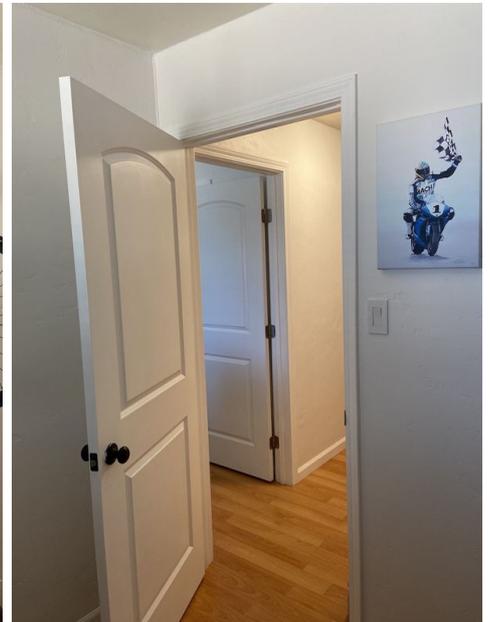
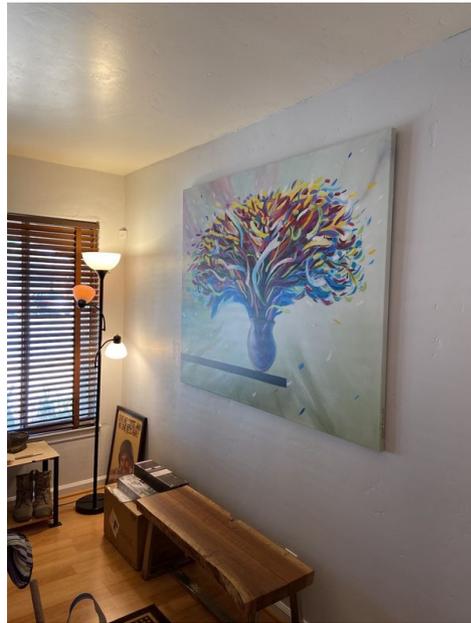
Drywall

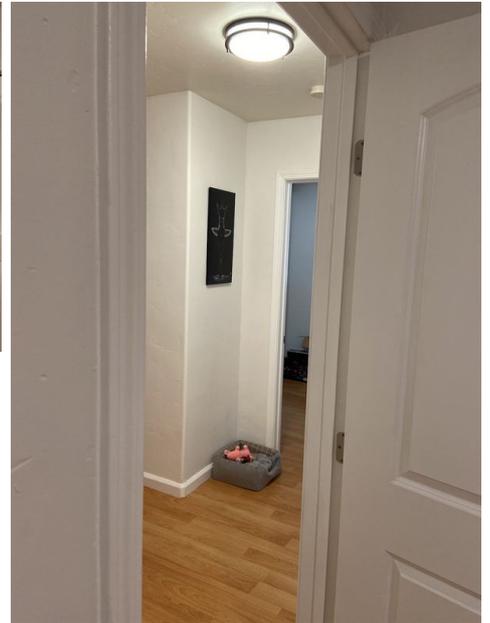
Ceilings: Ceiling Material

Gypsum Board

Interior Photos

Interior





Countertops & Cabinets: Cabinetry

Kitchen
Wood



Countertops & Cabinets: Countertop Material

Kitchen

Laminate



Deficiencies

10.2.1 Windows

BROKEN SCREEN

FRONT OF HOUSE

One or more screens were damaged and needed repair or replacement.

 Recommendation



10.4.1 Walls

DOORKNOB HOLE

GARAGE

 Recommendation

Wall had damage from doorknob. Recommend a qualified handyman or drywall contractor repair.

Recommendation
Contact your builder.



11: BUILT-IN APPLIANCES

Information

Range/Oven/Cooktop: Exhaust Hood Type

Vented

Range/Oven/Cooktop: Range/Oven Energy Source

Gas

Dishwasher: Brand

Kitchen

GE



Refrigerator: Brand

Kitchen

Samsung



Range/Oven/Cooktop: Range/Oven Brand

Kitchen

General Electric



Garbage Disposal: Garbage Disposal

Under Kitchen Sink

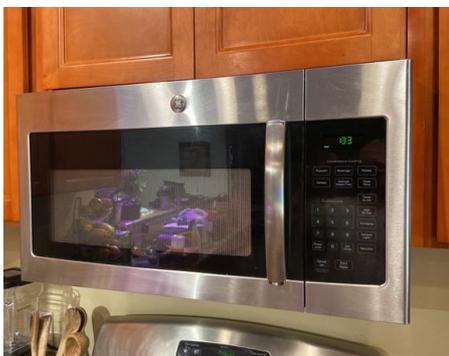
Garbage disposal was fully operational and appeared fully serviceable at time of inspection.



Microwave: Microwave photos

Above Range in Kitchen

The microwave appeared fully operational at the time of inspection.



Deficiencies

11.3.1 Range/Oven/Cooktop

RANGE NOT FASTENED



Recommendation

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

STANDARDS OF PRACTICE

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Foundation, Crawlspace & Structure

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not

conductive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans.

G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.