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TENNESSEE LICENSE # 177
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SOUTHEAST HOME INSPECTION REPORT

On _____, a visual inspection of the property located at
_____ Clarksville Tennessee 37042. _____

1. 200 amp electrical service panel located in converted garage is the Federal Pacific "stab-Loc" type, these electrical panels have a history of the circuit breakers failing to "trip" in an over-current condition leading to possible electrical fires. The breakers have also been known to not shut off when the switch is in the "tripped" position. These panels have also been known to have additional concerns such as panel and panel bus fires and arching failures in some equipment. Replacement breakers can be purchased and replaced and electrical panel will need to be further evaluated by a licensed electrician to certify panel.

2. Crawlspace interior wood flooring members showing evidence of fungal growth, this fungal growth is most likely due to a heavy moisture presence in the crawlspace interiors and will need to be further evaluated by a licensed moisture control contractor to determine required treatment and repairs. (PHOTO PAGE 5a)

3. Crawlspace interior front left corner showing evidence of standing water with water penetration observed flowing through the foundation wall concrete mortar joints. This standing water appears to have two contributing factors to include: (1) front left gutter downspout improperly exiting at or near the foundation wall and (2) heavily saturated soils at the time of inspection. Front left gutter downspout plastic splash block does not appear to have sufficient slope to carry rain water away from the foundation wall. The roof water then ponds at the foundation wall absorbs into the ground and seeps into the crawlspace interior. Crawlspace interior will need to further evaluated by a licensed structural water proofing contractor to determine required repairs. (PHOTO PAGE 5a)

4. Crawlspace interior showing evidence of additional support posts with 4 X 4 beam located beneath the interior bathroom, this additional support appears to be sitting directly on the earth floor and is improperly installed. A further evaluation by a licensed structural contractor will be needed to determine proper repairs. (PHOTO PAGE 5a)

5. Attic interior roof structure showing evidence of uninstalled collar ties, these wood beams will need to be installed horizontally across the roof rafters to provide additional roof support. (PHOTO PAGE 5a)

6. Attic interior left side gable vent showing evidence of damaged screening with active animal nesting. All nesting will need to be removed and metal screening repaired or replaced to prevent further animal intrusion to the attic interior spaces. (PHOTO PAGE 5a)

7. Roofing shingles appear to be the 20 year asphalt/fiberglass 3 tab type with evidence of numerous loose shingles. These shingles appear to have come loose at the tar strips indicating wear, age and vulnerability to wind damage. Attic interior roof sheathing showing evidence of deterioration and water penetration near the left side front porch soffit and rear electrical mast. Unable to determine exact age of roofing shingles and according to the manufacturers guidelines and with proper installation 20 year asphalt/fiberglass type roofing shingles can have a life expectancy of 15 to 20 years. All roofing components will need to be further evaluated by a licensed roofing contractor to determine age, source of leakage and repairs.(PHOTO PAGE 7a)

8. Roofing chimney showing evidence of water penetration to the attic interior masonry and wood support members. This water penetration is most likely due to failed metal flashing and counter flashing. Metal flashing will need to be further evaluated and repaired by a licensed roofing contractor to determine required repairs.(PHOTO PAGE 7a)

9. Left side masonry chimney showing evidence of spalling, deteriorated concrete mortar joints and cracking to the perimeter masonry siding. Over time moisture penetrates the masonry surface leading to deterioration of the masonry surfaces and concrete mortar joints. The perimeter cracking may be an indication of chimney movement and a further evaluation of the entire chimney housing will be needed by a licensed chimney contractor to determine required repairs.(PHOTO PAGE 7a)

10. Rear plumbing vent pipe rubber flashing showing evidence of deterioration and water penetration to the attic interior 3 inch PVC pipe, worn and deteriorated pipe flashing will need to be removed and replaced to prevent water intrusion to the interior wall board and ceilings.(PHOTO PAGE 7b)

11. Gutter downspouts plastic splash blocks showing evidence of insufficient drainage at or near the foundation walls, this inadequate drainage is allowing for water to overflow the splash block and absorb into the ground with seepage into the crawlspace interior and at the concrete footers. All gutter downspouts will need to have flexible extension tubes installed at lower elbows and extended away from the foundation walls and crawlspace interiors to allow for proper roof drainage and to prevent water intrusion to the crawlspace interiors.(PHOTO PAGE 7a)

12. Exterior masonry siding showing evidence of vertical cracking, this cracking condition is most likely due to warping steel lintels and will need to be further evaluated by a licensed masonry contractor to determine required repairs.(PHOTO PAGE 6a)

13. Left side exterior wood fascia trim located near the chimney housing showing evidence of rot and deterioration and will need to be removed and replaced with new wood caulked and painted to prevent further deterioration.(PHOTO PAGE 6a)

14. Wood burning fireplace showing evidence of minimal ponding water on the firebox floor, this leakage appears to be originating just below the clay flue and will need to be further evaluated by a licensed chimney repair contractor.(PHOTO PAGE 10a)

15. Electric water heating unit functional at the time of inspection, unit is approximately 10 years of age and according to the manufactures guidelines and with proper maintenance these types of units can have a typical life expectancy of up to 12 years. Unit is nearing the end of its service life and will need to be monitored for repairs or replacement within the near future.

16. Electric water heating unit showing evidence of missing relief valve extension tube and overflow pan. Overflow pan will need to be installed under unit and plastic PVC or copper extension tube will need to be installed by a license plumbing contractor. (PHOTO PAGE 8a)

17. Interior hallway bathroom sink basin showing evidence of damaged drain stopper hardware and in need of repair by a licensed plumbing contractor to restore intended function. (PHOTO PAGE 8a)

18. Flexible dryer exhaust tube showing evidence of previous repairs with wear and deterioration, flexible exhaust tube will need to be removed and replaced to prevent further lint accumulation to the crawlspace interior. (PHOTO PAGE 13a)

19. Crawlspace interior wood flooring members showing evidence of excess dryer lint, this excess lint accumulation will need to be removed from the wood flooring members to prevent moisture presence and further fungal growth. (PHOTO PAGE 13a)

20. Interior master and hallway bathroom showing evidence of fungal growth located on the wall board located beneath the sink basins. All interior wall board with fungal growth will need to be removed and replaced. All wood framing members will need to be evaluated to ensure fungal growth has not penetrated wood members. (PHOTO PAGE 12a)

21. Interior converted garage family room ceiling showing evidence of past or present water staining, area will need to be painted with a "KILZ" material to prevent stain from reoccurring. (PHOTO PAGE 12a)

22. Living room interior window showing evidence of glass damage and in need of replacement to prevent possible injury and as a safety concern. (PHOTO PAGE 12a)

23. Numerous interior windows not functional at the time of inspection and will need to be opened to ensure proper egress and as a fire safety concern.

24. Living room interior ceiling fan not functional and will need to be repaired or replaced by a licensed contractor to restore intended function. (PHOTO PAGE 9a)

25. Right side concrete driveway showing evidence of cracked and heaved slabs, this cracking and heaving is due to age and typical settlement. Heaved concrete slabs will need to be monitored and further evaluated by a licensed paving contractor to reduce the risk of tripping hazard. (PHOTO PAGE 6a)

26. Numerous exterior wood windows showing evidence of damaged glazing compound with peeling paint and will need to be monitored for routine maintenance repairs.

THE FOLLOWING ITEMS ARE IN NEED OF REPAIRS IN THE DETACHED GARAGE

1. Interior wall board showing evidence of heavy fungal growth, all fungal affected interior wall board will need to be removed and replaced. (PHOTO PAGE 14a)

2. Copper water supply line located at electric water heating unit leaking and will need to be repaired by a licensed plumbing contractor to restore heating unit function. (PHOTO PAGE 14a)

3. Electric water heating unit not inspected due to leaking condition, unit is approximately 13 years of age and is at the end of its typical service life. After completed plumbing repairs unit will need to be further evaluated to determine functional ability. (PHOTO PAGE 14a)

4. Detached garage upper level bathroom sink basin showing evidence of leakage at the drainage line drain stopper fitting, leaking waste line will need to be further evaluated and repaired by a licensed plumbing contractor. (PHOTO PAGE 14a)

5. Rear exterior wood deck showing evidence of uninstalled lag bolts or lag screws, this missing hardware will need to be installed on the ledger board and fastened to the floor joists to provide additional support to the deck structure. (PHOTO PAGE 14 a)

6. Detached garage rear stairwell showing evidence of missing vertical balusters, these missing balusters are in need of immediate installation to prevent possible injury to small children and as a safety concern. (PHOTO PAGE 14a)

7. Detached garage wood trim showing evidence of numerous areas of rot and deterioration, all deteriorated wood components will need to be removed and replaced with new wood caulked and painted to reduce further deterioration. (PHOTO PAGE 14a & b)

8. Detached garage guttering components showing evidence of damage, improper drainage and excess leaf debris. All damaged guttering components will need to be repaired or replaced by a licensed guttering contractor to allow for proper roof drainage. (PHOTO PAGE 14b)

9. Detached garage upper level bathroom electrical switch plate showing evidence of a non _____
functioning receptacle and in need of repair or replacement by a licensed electrical contractor. _____
(PHOTO PAGE 14b) _____

10. Upper level vinyl floor covering showing evidence of deterioration and will need to be removed __
and replaced to reduce the risk of tripping hazard. (PHOTO PAGE 14b) _____

11. Detached garage upper level showing evidence of general dis-repair and will need extensive _____
repairs or renovations. _____

Thank you for allowing us to help you. Please read this entire report for information on items to be
monitored and that require maintenance. We hope you found our service to be beneficial and educational,
and that you'll recommend us to your friends.

Please call if you have any questions.

SOUTHEAST HOME INSPECTION SERVICE

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1. INTRODUCTION

- | | |
|--|--|
| <p>1.1 The American Society of Home Inspectors, Inc.</p> <p>A. The American Society of Home Inspectors, Inc (ASHI) is a not-for-profit professional society established in 1976 whose volunteer membership consists of private, fee-paid home inspectors, ASHI objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.</p> | <p>1.2 These standards of practice</p> <p>A. provide inspection guidelines</p> <p>B. make public the services inspectors</p> <p>C. define certain terms relating inspections</p> |
|--|--|

2. PURPOSE AND SCOPE

- | | |
|--|--|
| <p>2.1 Inspections performed to these standards shall:</p> <p>A. provide the client with a better understanding of the property conditions, as observed at the time of the inspection</p> <p>2.2 Inspectors shall:</p> <p>A. observe readily accessible systems and components listed in these Standards.</p> <p>B. submit a written report to the client which shall:</p> <p>1. describe those components specified to be described in sections 4-12 of these Standards</p> | <p>2.state which systems and components designed for inspection in these Standards have been inspected</p> <p>3.state any systems and components so inspected which were found to be in need of immediate major repair</p> <p>2.3 These Standards are not intended Inspectors from:</p> <p>A. reporting observations and conditions in addition to those required in Section 2.2</p> <p>B. Excluding systems and components from the inspection if requested by the client</p> |
|--|--|

"VISIBLE CONDITIONS" as defined by Michigan Property Inspection

- SATISFACTORY = system or component is functional and shows typical aging
- MARGINAL = system or component is functional but requires immediate MAINTENANCE and its condition should be MONITORED for replacement within five years
- POOR = system or component is defective and requires immediate repair/replacement
- * = an UNSAFE condition exists and/or further professional evaluation is required

Date _____

For a cost of \$ _____ Southeast Home Inspection Service will visually inspect and give a written professional opinion of the present condition of the property located at:
_____ Clarksville Tennessee 37042. _____

The inspection includes only the items listed in the report, as defined by the Standards of Practice of the American Society of Home Inspectors, which are included in the report.

Questions during the inspection are encouraged so that your specific concerns can be addressed. Further evaluation by a "specialist" may be necessary since this is a **general** home inspection.

Every effort will be made to be complete and thorough, leaving the property clean and undisturbed.

It is important for you to understand that:

1. this inspection is not a warranty
2. items that are not visible cannot be inspected
3. this is not a "code" inspection
4. true repair estimates are obtained from contractors, not inspectors.
5. this inspection is not a reflection of property value
6. the condition of the property may change before your occupancy

A brief summary is provided for your convenience, but please read the entire report and phone anytime for clarification.

The "S M P" referred to in the report equates Satisfactory = good condition, age related, Moderate = needs repairs, Poor = needs immediate repairs.

GENERAL INFORMATION:

Time in: 9:00 A.M. Out: 2:00 P.M. _____

Soil: Saturated _____

Type: 4 Bedroom 2 bath with _____

Weather: Heavy Rain 46 _____

converted garage and _____

Home: occupied vacant

detached 2 car garage _____

Approx age: 28 Years _____

Real Estate Professional:

Present: client owner tenant
agent buyer seller

Face: North South East West



5. SYSTEM: STRUCTURAL COMPONENTS

5.1 The inspector shall observe:

A. structural components including:

1. foundation
2. floors
3. walls
4. columns
5. ceilings
6. roofs

5.2 The inspector shall:

A. describe the type of:

1. foundation, floor structure wall structure, columns, ceiling structure and roof structure

B. probe structural components where deterioration is suspected. However, probing is not required when probing would damage any finished surface.

C. Enter under crawlspaces and attic spaces except when access is obstructed or

	S	M	P
foundation	X		
floors	X		
walls	X		
columns	X		
beams		X	
joists		X	
ceilings	X		
rafters/trusses		X	
sheathing	X		
positive drain			X
crawlspace entered? yes <input checked="" type="checkbox"/> no <input type="checkbox"/>			
attic entered? yes <input checked="" type="checkbox"/> no <input type="checkbox"/>			
water penetration? yes <input checked="" type="checkbox"/> no <input type="checkbox"/>			
or condensation? _____			

- D. Report the methods used to observe under floor crawlspaces and attic spaces.
- E. Report signs or water penetration into the building or signs of abnormal or harmful condensation on building components.

OBSERVATIONS:

Crawlspace interior wood flooring members showing evidence of fungal growth, this fungal growth is most likely due to a heavy moisture presence in the crawlspace interiors and will need to be further evaluated by a licensed moisture control contractor to determine required treatment and repairs. (PHOTO PAGE 5a)

Crawlspace interior front left corner showing evidence of standing water with water penetration observed flowing through the foundation wall concrete mortar joints. This standing water appears to have two contributing factors to include: (1) front left gutter downspout improperly exiting at or near the foundation wall and (2) heavily saturated soils at the time of inspection. Front left gutter downspout plastic splash block does not appear to have sufficient slope to carry rain water away from the foundation wall. The roof water then ponds at the foundation wall absorbs into the ground and seeps into the crawlspace interior. Crawlspace interior will need to further evaluated by a licensed structural water proofing contractor to determine required repairs. (PHOTO PAGE 5a)

Crawlspace interior showing evidence of additional support posts with 4 X 4 beam located beneath the interior bathroom, this additional support appears to be sitting directly on the earth floor and is improperly installed. A further evaluation by a licensed structural contractor will be needed to determine proper repairs. (PHOTO PAGE 5a)

Attic interior roof structure showing evidence of uninstalled collar ties, these wood beams will need to be installed horizontally across the roof rafters to provide additional roof support. (PHOTO PAGE 5a)

Attic interior left side gable vent showing evidence of damaged screening with active animal _____ nesting. All nesting will need to be removed and metal screening repaired or replaced to prevent further animal intrusion to the attic interior spaces. (PHOTO PAGE 5a) _____

full basement crawlspace at: Rear slab at: Converted Garage

walls:	<input type="checkbox"/> poured concrete	<input checked="" type="checkbox"/> concrete block	<input type="checkbox"/> brick	<input type="checkbox"/> stone	<input type="checkbox"/> wood
floors:	<input type="checkbox"/> concrete	<input checked="" type="checkbox"/> earth	<input type="checkbox"/> boards	<input type="checkbox"/> plywood	<input type="checkbox"/> waferboard
joists	<input checked="" type="checkbox"/> 2 X 8	<input checked="" type="checkbox"/> boards	<input type="checkbox"/> truses	<input type="checkbox"/> steel	<input type="checkbox"/> "I" beams
beams	<input checked="" type="checkbox"/> wood build up	<input type="checkbox"/> steel	<input type="checkbox"/> timbers	<input type="checkbox"/> concrete	
columns	<input type="checkbox"/> steel	<input type="checkbox"/> wood	<input checked="" type="checkbox"/> blocks	<input type="checkbox"/> concrete	
roof	<input checked="" type="checkbox"/> gable	<input type="checkbox"/> hip	<input type="checkbox"/> shed	<input type="checkbox"/> flat	<input type="checkbox"/> mansard
2 X 6	<input checked="" type="checkbox"/> rafters	<input type="checkbox"/> joists	<input type="checkbox"/> trusses	<input type="checkbox"/> o.c.	
	<input type="checkbox"/> boards	<input checked="" type="checkbox"/> plywood	<input checked="" type="checkbox"/> waferboard	<input type="checkbox"/>	

SOUTHEAST HOME INSPECTION REPORT
STRUCTURAL PHOTO PAGE



Crawlspace interior wood flooring members with fungal growth



Crawlspace interior front left corner with standing water

Additional support posts and 4 X 4 beam improperly installed



Attic roof structure with missing collar ties

Left side attic gable vent with damaged screening and animal nesting

6 SYSTEM: EXTERIOR

6.1 The inspector shall observe:

- A. wall cladding, flashing and trim
- B. entryway doors and a representative number of windows
- C. garage door openers
- D. decks, balconies, stoops, steps, areaways, and porches, including railings
- E. eaves, soffits, and facias
- F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building

6.2 The inspector shall:

- A. describe wall-cladding materials
- B. operate all doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door opener.
- C. report whether or not any garage door opener automatically reverse or stop when meeting reasonable resistance during closing.

6.3 The Inspector is not required to observe:

- A. storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories

	S	M	P
wall cladding		X	
trim/facia/soffit		X	
entry doors	X		
prime windows	X		
patio doors	X		
exterior window screens	X		
driveway/walks		X	
steps/railings	X		
porch/balcony	X		
deck/patio	X		
retaining walls		NA	
wood deterioration at:	See Observations		
vegetation: trim	<input type="checkbox"/>	limits view	<input checked="" type="checkbox"/> OK <input type="checkbox"/>
adequate drainage?	yes <input type="checkbox"/>	no	<input checked="" type="checkbox"/>
garage door opener:	None		
reverse	<input type="checkbox"/>	stop	<input type="checkbox"/> no <input checked="" type="checkbox"/>
C. safety glazing			
D. garage door opener remote control transmitters			
E. geological conditions			
F. soil conditions			
G. recreational facilities			

OBSERVATIONS:

Exterior masonry siding showing evidence of vertical cracking, this cracking condition is most likely due to warping steel lintels and will need to be further evaluated by a licensed masonry contractor to determine required repairs. (PHOTO PAGE 6a)

Left side exterior wood fascia trim located near the chimney housing showing evidence of rot and deterioration and will need to be removed and replaced with new wood caulked and painted to prevent further deterioration. (PHOTO PAGE 6a)

Right side concrete driveway showing evidence of cracked and heaved slabs, this cracking and heaving is due to age and typical settlement. Heaved concrete slabs will need to be monitored and further evaluated by a licensed paving contractor to reduce the risk of tripping hazard. (PHOTO PAGE 6a)

Numerous exterior wood windows showing evidence of damaged glazing compound with peeling paint and will need to be monitored for routine maintenance repairs.

wallcladdings: wood metal vinyl fiberboard masonry stucco

trim/facia/soffit: wood metal vinyl hardiplank plastic

entry doors: wood metal fiberglass

prime windows: wood metal vinyl glass: single double triple

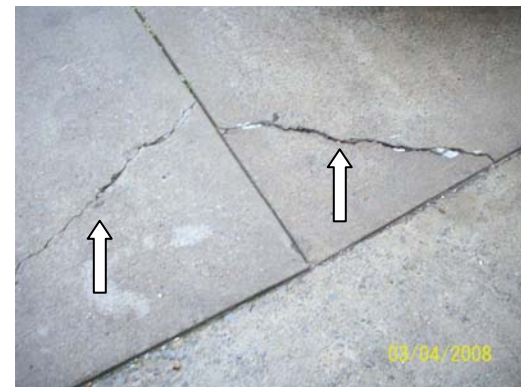
patio doors: wood metal vinyl glass: single double triple

garage doors: wood metal fiberglass fiberboard

SOUTHEAST HOME INSPECTION REPORT
EXTERIOR PHOTO PAGE



Exterior masonry siding with evidence of vertical and step cracking



Exterior wood fascia trim with rot and deterioration

Concrete driveway slabs with typical cracking and heaving

7. SYSTEM: ROOFING

S M P

7.1 The inspector shall observe:

- A. roof coverings
- B. roof drainage systems
- C. flashings
- D. skylights, chimneys and roof penetrations

	S	M	P
#1 roof covering		X	
#2 roof covering		NA	
#3 roof covering		NA	
roof sheathing		X	
valleys	X		
gutters	X		
downspouts	X		
extensions/splash blocks		X	
flashing			X
skylights		NA	
#1 chimney		X	
#2 chimney		NA	
plumbing vents		X	
ventilation	X		
signs of leaks	yes <input checked="" type="checkbox"/>	no <input type="checkbox"/>	

- E. signs of leaks or abnormal condensation or building components

7.2 The inspector shall:

- A. describe the type of roof covering materials
- B. report on the methods used to observe the roofing

7.3 The Inspector is not required to observe:

OBSERVATIONS:

Roofing shingles appear to be the 20 year asphalt/fiberglass 3 tab type with evidence of numerous loose shingles. These shingles appear to have come loose at the tar strips indicating wear, age and vulnerability to wind damage. Attic interior roof sheathing showing evidence of deterioration and water penetration near the left side front porch soffit and rear electrical mast. Unable to determine exact age of roofing shingles and according to the manufacturers guidelines and with proper installation 20 year asphalt/fiberglass type roofing shingles can have a life expectancy of 15 to 20 years. All roofing components will need to be further evaluated by a licensed roofing contractor to determine age, source of leakage and repairs. (PHOTO PAGE 7a)

Roofing chimney showing evidence of water penetration to the attic interior masonry and wood support members. This water penetration is most likely due to failed metal flashing and counter flashing. Metal flashing will need to be further evaluated and repaired by a licensed roofing contractor to determine required repairs. (PHOTO PAGE 7a)

Left side masonry chimney showing evidence of spalling, deteriorated concrete mortar joints and cracking to the perimeter masonry siding. Over time moisture penetrates the masonry surface leading to deterioration of the masonry surfaces and concrete mortar joints. The perimeter cracking may be an indication of chimney movement and a further evaluation of the entire chimney housing will be needed by a licensed chimney contractor to determine required repairs. (PHOTO PAGE 7a)

Rear plumbing vent pipe rubber flashing showing evidence of deterioration and water penetration to the attic interior 3 inch PVC pipe, worn and deteriorated pipe flashing will need to be removed and replaced to prevent water intrusion to the interior wall board and ceilings. (PHOTO PAGE 7b)

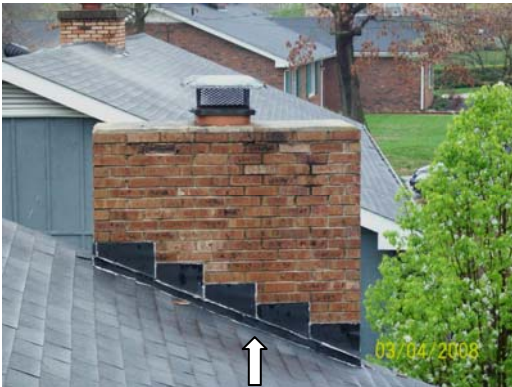
Gutter downspouts plastic splash blocks showing evidence of insufficient drainage at or near the foundation walls, this inadequate drainage is allowing for water to overflow the splash block and absorb into the ground with seepage into the crawlspace interior and at the concrete footers. All gutter downspouts will need to have flexible extension tubes installed at lower elbows and extended away from the foundation walls and crawlspace interiors to allow for proper roof drainage and to prevent water intrusion to the crawlspace interiors. (PHOTO PAGE 7a)

inspection method: on roof ladder at eaves ground binoculars
roof slope: flat low medium steep
visible covering: asphalt fiberglass metal tile tar/aggregate
 rolled membrane metal cement asbestos
gutters: aluminum copper galvanized plastic
flashing: metal tarred asphalt valleys copper not visible
chimneys#_1 metal masonry wood frame/metal
skylights#_NA plastic glass
plumbing vents#_3 plastic copper cast iron galvanized
attic vents: soffit roof_(1) ridge gable fan

SOUTHEAST HOME INSPECTION REPORT
ROOFING PHOTO PAGE



Roof sheathing with evidences of deterioration and water penetration



Roof chimney metal flashing leaking into the attic interior



Roof chimney with spalling, deteriorated mortar joints and perimeter cracking

8. SYSTEM: PLUMBING

S M P

8.1 The inspector shall observe:

A. interior water supply and distribution system including:

1. piping materials, including supports and insulation
2. fixtures and faucets
3. functional flow
4. leaks
5. cross connections

	S	M	P
supply pipes	X		
D/W/V pipes	X		
pressure	X		
drainage	X		
exterior faucets	X		
sump pump/discharge		NA	
fuel supply/pipe		NA	
chimney connection		NA	
casing	X		
tank bottom	X		
temp control	X		

B. interior drain, waste and vent system, including:

1. traps; drain, waste, and venting piping; supports, insulation.

2. Leaks

3. functional drainage

C. hot water systems including:

1. water heating equipment
2. normal operating controls
3. automatic safety controls
4. chimney, flues, and vents

D. fuel storage and distribution systems including:

1. interior fuel storage equipment, supply piping, venting, and supports
2. leaks

E. sump pump

8.2 The inspector shall:

A. describe:

1. water supply and distribution piping materials

2. drains, waste, and vent piping materials
3. water heating equipment

B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the outside of the house

8.3 The inspector is not required to:

- A. State the effectiveness of anti-siphon devices
- B. Determine whether water supply and waste disposal systems are public or private

relief valve	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>
cross connection	yes	<input type="checkbox"/>	no	<input checked="" type="checkbox"/>
leaks	yes	<input type="checkbox"/>	no	<input checked="" type="checkbox"/>

Water Heater: Enviro_Temp

Model # A4A55AB123A

Serial # 1234567892

C. operate automatic safety controls

D. operate any valve except water closet flush valves, fixtures, faucets, hose faucet

E. observe:

1. water-conditioning systems
2. fire and lawn sprinkler systems
3. on-site water supply quantity and quality
4. on-site waste disposal systems
5. foundation irrigation systems
6. spas, except as to functional flow and functional drainage

OBSERVATIONS:

Electric water heating unit functional at the time of inspection, unit is approximately 10 years of age and according to the manufactures guidelines and with proper maintenance these types of units can have a typical life expectancy of up to 12 years. Unit is nearing the end of its service life and will need to be monitored for repairs or replacement within the near future.

Electric water heating unit showing evidence of missing relief valve extension tube and overflow pan. Overflow pan will need to be installed under unit and plastic PVC or copper extension tube will need to be installed by a license plumbing contractor. (PHOTO PAGE 8a)

Interior hallway bathroom sink basin showing evidence of damaged drain stopper hardware and in need of repair by a licensed plumbing contractor to restore intended function. (PHOTO PAGE 8a)

Water pressure reading at 95 P.S.I. and 40 P.S.I. during simultaneous operation of all plumbing supply fixtures and meets the minimum requirements at the time of inspection for private or public water service.

visible supply pipes: copper galvanized plastic lead
visible waste pipes: copper galvanized plastic lead cast iron
water heater: Natural gas electric oil
MAKE: Enviro_Temp APPROX AGE: 10 YEARS CAPACITY: 50 GAL

**SOUTHEAST HOME INSPECTION REPORT
PLUMBING PHOTO PAGE**



Electric water heating unit approximately 10 years of age with missing plastic PVC or copper relief valve extension tube



Hallway bathroom with damaged drain stopper hardware

9. SYSTEM: ELECTRICAL

9.1 The inspector shall observe:

- A. service entrance conductors
- B. service equipment, grounding equipment, main over current device, main and distribution panels
- C. amperage and voltage ratings of the service
- D. branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages
- E. the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls
- F. the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures
- G. the operation of Ground Fault Circuit interrupters

	S	M	P
overhead entry	X		
meter	X		
main conductor	X		
main panel	X		
main disconnect	X		
grounding	X		
bushings/knock outs	X		
branch circuits	X		
exterior electrical	X		
exposed wiring	X		
garage electrical	X		
fire safety detectors	X		

9.2 The inspector shall:

- A. describe:
 - 1. service amperage and voltage
 - 2. service entry conductor materials
 - 3. service types as being overhead or underground
 - 4. location of main and distribution panels
- B. report any observed aluminum branch circuit wiring

aluminum wiring? yes no
 knob & tube wiring yes no
 sub-panels? yes no

9.3 The inspector is not required to:

- A. insert any tool, probe, or testing device inside the panels
- B. test or operate any over current device except Ground Fault Circuit Interrupters
- C. dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels

- D. observe:
 - 1. low voltage systems
 - 2. smoke detectors
 - 3. telephone, security, cable TV, intercoms and other ancillary wiring that is not part of the primary electrical distribution system

OBSERVATIONS:

200 amp electrical service panel located in converted garage is the Federal Pacific "stab-Loc" type, these electrical panels have a history of the circuit breakers failing to "trip" in an over-current condition leading to possible electrical fires. The breakers have also been known to not shut off when the switch is in the "tripped" position. These panels have also been known to have additional concerns such as panel and panel bus fires and arcing failures in some equipment. Replacement breakers can be purchased and replaced and electrical panel will need to be further evaluated by a licensed electrician to certify panel.

Living room interior ceiling fan not functional and will need to be repaired or replaced by a licensed contractor to restore intended function. (PHOTO PAGE 9a)

service entrance: overhead underground conductor size: 240V equals 200 AMPS
 main panel location: Converted Garage main panel rating 200 AMPS
 main over current devices: fuse breaker main over current rating 200 AMPS
 grounding location: waterpipe rod power company
 branch circuit protection: fuses breakers wire: copper aluminum
 120 volt circuits: @15amp @20 amp @30 amp
 240-volt circuits: range: 40 amp dryer: 30 amp A/C: Upper: NA amp
 water heater: 30 amp water pump: NA amp Lower: 90 amp

**SOUTHEAST HOME INSPECTION REPORT
ELECTRICAL PHOTO PAGE**



Federal pacific stab-Lok main service panel



Living room ceiling fan not functional

10. SYSTEM: HEATING

10.1 The inspector shall observe:

A. permanently installed heating systems including:

1. heating equipment
2. normal operating controls
3. automatic safety controls
4. chimneys, flues, and vents
5. solid fuel heating devices
6. heating distribution systems including fans, pumps ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors
7. the presence of an installed heat source in each room

10.2 The inspector shall:

A. describe:

1. energy source
 2. heating equipment and distribution type
- B. operate the systems using normal operating controls

C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance

10.3 The inspector is not required to:

- A. operate heating systems when weather conditions or other conditions or other circumstances may cause equipment damage
- B. operate automatic safety controls
- C. ignite or extinguish solid fuel fires

S M P

burner	ELECTRIC		
flue pipe	NA		
chimney connect	NA		
fuel supply	ELECTRIC		
thermostat	X		
distribution	X		
blower/pump	X		
filter	X		
T/P/R valve	X		
high limit safety	X		

functional yes no
 unusual conditions yes no

solid fuel heating devices: _____

type: Wood Burning Fireplace _____

	S	M	P
firebox/damper		X	
visible flue	X		
clearance	X		
door/screen	X		

D. Observe:

1. the interior of flues
2. fireplace insert flue connections
3. humidifiers
4. electronic air filters
5. the uniformity or adequacy of heat supply to the various rooms

OBSERVATIONS: Model # 10ABCD36-3AB

Serial # 160AB12333

Electric heat pump unit functional at the time of inspection, electric heating unit is approximately 4 years of age and according to the manufacturers guidelines and with proper maintenance these types of units can have a life expectancy of up to 15 years.

Wood burning fireplace showing evidence of minimal ponding water on the firebox floor, this leakage appears to be originating just below the clay flue and will need to be further evaluated by a licensed licensed chimney repair contractor

NOTE: Heating unit(s) should be serviced semi-annually to achieve maximum efficiency.

type of heat: forced air gravity air hot water steam
 type of fuel: nat. gas l.p. gas oil electric
 distribution: ductwork copper pipes steel pipes
 MAKE: Lennox APPROX AGE: 4 YEARS APPROX CAPACITY: NA Ton Upper 3 Ton Lower

**SOUTHEAST HOME INSPECTION REPORT
HEATING PHOTO PAGE**



Interior chimney with water penetration located beneath the flue

S M P

11. SYSTEM: CENTRAL AIR

11.1 The inspector shall observe:

- A. central air conditioning including:
 - 1. cooling and air handling equipment
 - 2. normal operating controls
- B. distribution systems including:
 - 1. fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units

exterior casing	X		
exterior fins	X		
elect. disconnect	X		
ref. lines/insulation	X		
interior ducts	X		
condensate drain	X		
thermostat	X		

functional	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>
adequate cooling	yes	<input checked="" type="checkbox"/>	no	<input type="checkbox"/>
Unusual conditions	Yes	<input type="checkbox"/>	no	<input checked="" type="checkbox"/>

2. the presence of an installed cooling source in each room

11.2 The inspector shall:

- A. describe:
 - 1. energy sources
 - 2. cooling equipment type
- B. operate the systems using normal operating controls
- C. open readily openable access panels provided by the manufacturer or installer for routine maintenance

11.3 The inspector is not required to:

- A. operate cooling systems when weather conditions or other circumstances may cause equipment damage.
- B. observe non-central air conditioners
- C. observe the uniformity or adequacy of cool air supply to the various rooms.

OBSERVATIONS: Model # 10ABCD36-3AB

Serial # 1604C18227

Electric cooling unit functional with adequate cooling at the time of inspection, electric cooling unit is approximately 4 years of age and according to the manufacturers guidelines and with proper maintenance these types of units can have a life expectancy of up to 15 years.

NOTE: Cooling unit(s) should be serviced semi-annually to achieve maximum efficiency.

type of cooling: electric split system combo HVAC unit combo w/heatpump

type of fuel: electricity ground water

distribution: ductwork same as heat separate

MAKE: Lennox APPROX AGE: 4 YEARS APPROX CAPACITY: NA Ton Upper 3 Ton Lower

12. SYSTEM: INTERIORS

- 12.1 The inspector shall observe:
- A. walls, ceilings, and floors
 - B. steps, stairways, balconies, and railings
 - C. counters and a representative numbers of cabinets
 - D. a representative number of doors and windows
 - E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit
 - F. sump

12. The inspector shall:
- A. operate a representative number of primary windows and interior doors
 - B. report signs of water penetration into the building or signs of abnormal or harmful condensation on the building components

- 12.3 The inspector is not required to observe:
- A. paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors
 - B. carpeting
 - C. draperies, blinds, or other window treatments
 - D. household appliances
 - E. recreational facilities or another dwelling unit

Proper laundry hook ups? yes no
 dryer: gas electric

Are there signs of leaks or abnormal condensation?
 yes no

Do steps, stairs, balconies and railings require repair?
 yes no

	S	M	P
KITCHEN/DINING			
walls/ceiling	X		
floor	X		
cabinets	X		
counters	X		
interior trim	X		
sink	X		
plumbing	X		
electrical	X		
door/window	X		
heat source	X		
BATHROOM(S) # 2			
walls/ceiling			X
floor	X		
vanity/basin	X		
tub/shower	X		
toilet	X		
plumbing	X		
electrical	X		
door/window	X		
heat source	X		
LIVING ROOM			
walls/ceiling	X		
floor	X		
electrical	X		
door/window		X	
heat source	X		
FAMILY ROOM			
wall/ceiling		X	
floor	X		
electrical	X		
door/window	X		
heat source	X		
BEDROOMS # 4			
walls/ceilings	X		
floors	X		
electrical	X		
door/window		X	

OBSERVATIONS:

Interior master and hallway bathroom showing evidence of fungal growth located on the wall board located beneath the sink basins. All interior wall board with fungal growth will need to be removed and replaced. All wood framing members will need to be evaluated to ensure fungal growth has not penetrated wood members. (PHOTO PAGE 12a)

Interior converted garage family room ceiling showing evidence of past or present water staining, area will need to be painted with a "KILZ" material to prevent stain from reoccurring. (PHOTO PAGE 12a)

Living room interior window showing evidence of glass damage and in need of replacement to prevent possible injury and as a safety concern.(PHOTO PAGE 12a)

Numerous interior windows not functional at the time of inspection and will need to be opened to ensure proper egress and as a fire safety concern.

SOUTHEAST HOME INSPECTION REPORT
INTERIOR PHOTO PAGE



Interior master and hallway bathrooms with fungal growth on wall board located beneath sink basin

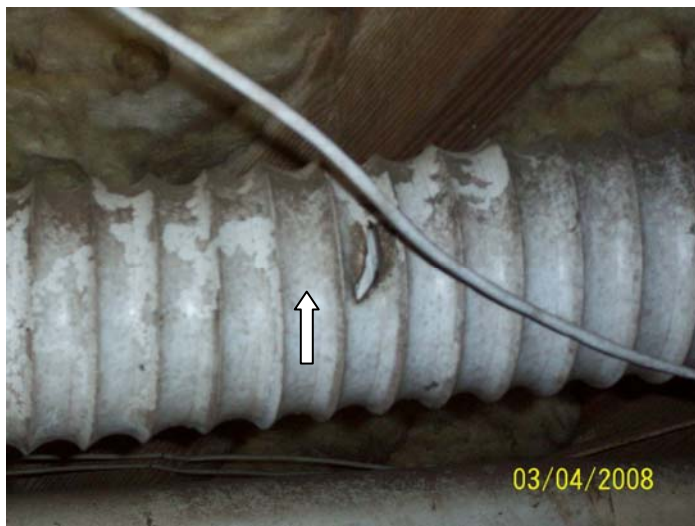


Interior family room with evidence of past or present water staining



Interior living room window with glass damage

SOUTHEAST HOME INSPECTION REPORT
INSULATION AND VENTILATION PHOTO PAGE



Crawlspace interior dryer exhaust hose worn and deteriorated



Excessive dryer lint located in crawlspace interior

14. SYSTEM: OUTBUILDINGS

14.1 The inspector shall:

- A. observe foundation, drainage, and roof
- B. observe walls, ceilings, floors
- C. operate a representative number of windows and doors including garage doors, manually or permanently installed controls
- D. report weather garage door opener will automatically reverse or stop when meeting reasonable resistance during closing
- E. ensure heating/cooling equipment is functional
- F. operation of a representative number of installed lighting switches and receptacles inside building and on exterior walls

14.2 The inspector shall observe:

- A. interior water supply and distribution system
Including:
 - 1. piping materials, including supports and insulation
 - 2. fixtures and faucets
 - 3. functional flow
 - 4. leaks
 - 5. cross connection
- B. interior drain, waste and vent system, including:
 - 1. traps, drains, waste and venting piping, supports and insulation

14.3 The inspector shall observe:

- A. insulation and vapor retarders in unfinished spaces
- B. ventilation of attics and foundation areas
- C. kitchen, bathroom and laundry venting systems

Garage door opener: None
 reverse stop no

	S	M	P
foundation		CONCRETE	SLAB
grading/drainage	X		
roof covering	X		
roof struct/attic		NV	
walls			
interior			X
exterior		X	
ceilings		X	
floors		X	
doors			
interior		X	
exterior	X		
windows	X		
fireplace		NA	
chimney		NA	
porches		NA	
decks		X	
carports		NA	
service entrance	X		
electrical panels	X		
Branch circuits	X		
fixtures		X	
heating equipment		NA	
cooling equipment	X		
ducts and vents		NA	
water supply			X
drains		X	
vents		NA	
water heater equip	X		
Bathroom exhaust		NA	
bathroom heaters		NA	

OBSERVATIONS:

Interior wall board showing evidence of heavy fungal growth, all fungal affected interior wall board will need to be removed and replaced. (PHOTO PAGE 14a)

Copper water supply line located at electric water heating unit leaking and will need to be repaired by a licensed plumbing contractor to restore heating unit function. (PHOTO PAGE 14a)

Electric water heating unit not inspected due to leaking condition, unit is approximately 13 years of age and is at the end of its typical service life. After completed plumbing repairs unit will need to be further evaluated to determine functional ability. (PHOTO PAGE 14a)

Detached garage upper level bathroom sink basin showing evidence of leakage at the drainage line drain stopper fitting, leaking waste line will need to be further evaluated and repaired by a licensed plumbing contractor. (PHOTO PAGE 14a)

Rear exterior wood deck showing evidence of uninstalled lag bolts or lag screws, this missing hardware will need to be installed on the ledger board and fastened to the floor joists to provide additional support to the deck structure. (PHOTO PAGE 14 a)

Detached garage rear stairwell showing evidence of missing vertical balusters, these missing balusters are in need of immediate installation to prevent possible injury to small children and as a safety concern. (PHOTO PAGE 14a)

Detached garage wood trim showing evidence of numerous areas of rot and deterioration, all deteriorated wood components will need to be removed and replaced with new wood caulked and painted to reduce further deterioration. (PHOTO PAGE 14a & b)

Detached garage guttering components showing evidence of damage, improper drainage and excess leaf debris. All damaged guttering components will need to be repaired or replaced by a licensed guttering contractor to allow for proper roof drainage. (PHOTO PAGE 14b)

Detached garage upper level bathroom electrical switch plate showing evidence of a non functioning receptacle and in need of repair or replacement by a licensed electrical contractor. (PHOTO PAGE 14b)

Upper level vinyl floor covering showing evidence of deterioration and will need to be removed and replaced to reduce the risk of tripping hazard. (PHOTO PAGE 14b)

Detached garage upper level showing evidence of general dis-repair and will need extensive repairs or renovations.

SOUTHEAST HOME INSPECTION REPORT
DETACHED GARAGE PHOTO PAGE



Detached garage interior wall board with heavy fungal growth



Leaking hot water supply line



Water heating unit 13 years old



Detached garage sink basin with leaking drainage pipe



Rear wood deck with uninstalled lag screw hardware



Rear wood deck stairwell hand railing with improper vertical balusters



Wood fascia trim with rot and deterioration

**SOUTHEAST HOME INSPECTION REPORT
DETACHED GARAGE PHOTO PAGE**



Detached garage with clogged, missing and improperly draining gutters and downspouts



Detached garage electrical receptacle not functional



Detached garage upper level with damaged vinyl floor covering



Detached garage wood siding with water penetration and peeling paint