

INSPECTION REPORT



For the Property at:
1111 YOUR NEW HOME DR.
YOUR CITY, TN 55555

Prepared for: JOHN SAMPLE
Inspection Date: Saturday, May 21, 2016
Prepared by: James Martin



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SUMMARY

1111 Your New Home Dr., Your City, TN May 21, 2016

Report No. 1082

<http://eagleeyehomeinspection.net>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

Condition: • Wood/soil contact

Implication(s): Weakened structure | Chance of movement | Rot | Insect damage

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

Condition: • Steps or landings settling or heaving

Causing top step height is a trip/fall hazard

Recommendation: Consult a Foundation Service contractor

Implication(s): Weakened structure | Trip or fall hazard

Condition: • Wood/soil contact

Implication(s): Shortened life expectancy of material | Material deterioration

LANDSCAPING \ Lot grading

Condition: • Soil erosion

Implication(s): Chance of water damage to contents, finishes and/or structure

Plumbing

WATER HEATER \ Tank

Condition: • Leak

Implication(s): Chance of water damage to contents, finishes and/or structure

Interior

APPLIANCES \ Dryer

Condition: • Dryer vent obstructed

Implication(s): Equipment ineffective | Fire hazard

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material: • Composition shingles

Limitations

Inspection performed: • By walking on roof

EXTERIOR

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Description

Gutter & downspout material: • Aluminum

Gutter & downspout type: • Eave mounted

Gutter & downspout discharge: • Below grade • Above grade

Lot slope: • Away from building • Hillside

Wall surfaces and trim: • Vinyl siding

Soffit and fascia: • Vinyl

Driveway: • Gravel

Walkway: • Concrete

Deck: • Pressure-treated wood

Porch: • Concrete

Exterior steps: • Pressure-treated wood • Brick

Recommendations

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Columns

1. Condition: • Wood/soil contact

Implication(s): Weakened structure | Chance of movement | Rot | Insect damage



1. Wood/soil contact

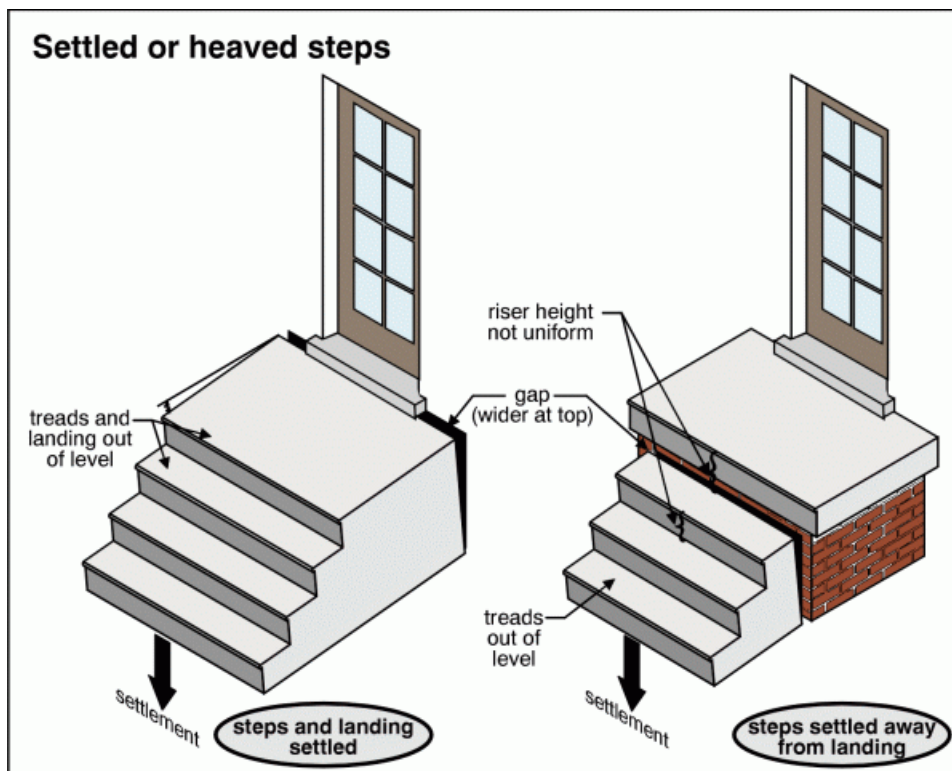
PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Steps and landings

2. Condition: • Steps or landings settling or heaving

Causing top step height is a trip/fall hazard

Recommendation: Consult a Foundation Service contractor

Implication(s): Weakened structure | Trip or fall hazard



2. Steps or landings settling or heaving



3. Top step height

EXTERIOR

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4. Steps or landings settling or heaving

3. Condition: • Wood/soil contact

Implication(s): Shortened life expectancy of material | Material deterioration



5. Wood/soil contact

LANDSCAPING \ Lot grading

4. Condition: • Soil erosion

Implication(s): Chance of water damage to contents, finishes and/or structure

EXTERIOR

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6. Hillside erosion

Description

Configuration:

- Crawl space



7. Crawl space

Foundation material: • Masonry block

Floor construction: • Joists

Roof and ceiling framing: • Trusses

ELECTRICAL

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Description

Service entrance cable and location: • Underground - not visible

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location: • Breakers - garage

Distribution panel rating: • 200 Amps

Distribution panel type and location: • Breakers - garage

Distribution wire material and type: • Copper - non-metallic sheathed

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom • GFCI - outside • GFCI - garage • GFCI - kitchen

Smoke detectors: • Present

HEATING

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Description

Fuel/energy source: • Electricity

System type: • Heat pump

Furnace manufacturer: • Rheem

Heat distribution: • Ducts and registers

Approximate age: • 3 years

Main fuel shut off at: • Meter

Supply temperature: • 110°

Return temperature: • 65° • Rounded to nearest 5 degrees

Temperature difference: • 45° • Rounded to nearest 5 degrees

COOLING & HEAT PUMP

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Description

Air conditioning type: • Air cooled

Heat pump type: • Air source

Manufacturer: • Rheem

Cooling capacity: • 2.5 Tons

Compressor type: • Electric

Compressor approximate age: • 3 years

Supply temperature: • 50°

Return temperature: • 65°

Temperature difference: • 15°

INSULATION AND VENTILATION

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Description

Attic/roof insulation material:

- Glass fiber
- Cellulose



8. Cellulose

Attic/roof ventilation: • Soffit vent • Gable vent • Ridge vent

Floor above basement/crawlspace insulation material: • Glass fiber

Crawlspace ventilation: • Wall Vents

PLUMBING

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Description

Water supply source: • Public

Supply piping in building: • Polybutylene (PB)

Main water shut off valve at the: • Meter

Water heater fuel/energy source: • Electric

Water heater type: • Conventional

Water heater manufacturer: • Hot Water Heater Manufacturer - Alliance

Tank capacity: • 40 gallons

Water heater approximate age: • 3 years

Waste disposal system: • Septic system

Waste and vent piping in building: • PVC plastic

Exterior hose bibb: • Present

Limitations

Items excluded from a building inspection: • Septic system

Recommendations

WATER HEATER \ Tank

5. Condition: • Leak

Implication(s): Chance of water damage to contents, finishes and/or structure



9. Leak

INTERIOR

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Description

Major floor finishes: • Hardwood • Vinyl

Major wall finishes: • Plaster/drywall

Major ceiling finishes: • Plaster/drywall

Windows: • Vinyl

Glazing: • Double

Exterior doors - type/material: • Hinged • Sliding glass

Doors: • Inspected

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Microwave oven

Laundry facilities: • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet

Kitchen ventilation: • Exhaust fan

Bathroom ventilation: • Exhaust fan

Counters and cabinets: • Inspected

Recommendations

APPLIANCES \ Dryer

6. Condition: • Dryer vent obstructed

Implication(s): Equipment ineffective | Fire hazard



10. Dryer vent obstructed

END OF REPORT