



### **INSPECTION REPORT**

Prepared for

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Date Inspected

Jan 13, 2025

Inspected by

Quincy Barrett

RBI:49774 AHIT Certified, Internachi Certified Home Inspector

# Table of Contents

Descriptions
ummary
Definitions6
Petailed Report
Appliances
Building Exterior
Building Structure15
Electrical18
HVAC25
Insulation and Ventilation33
Landscaping and Hardscaping34
Plumbing
Roof4
Room Components43
Iome Tour

# Descriptions

Year Built:	2025	Water Source:	Public
Temperature:	45	Sewer System:	Public
Method To Inspect Roof:	Drone	Method To Inspect Attic:	Inside attic
Location Of Attic Entrance:	Loft	Heating System:	Heat Pump
Foundation Design:	Slab	Cooling System:	Central
# Of Stories:	2	Occupancy:	New Construction

# Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigation to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

## SAFETY CONCERNS

- 1. Wiring: Exposed bare wiring at various lights fixtures and A/C disconnect in attic
- 2. Attic Ladder: Top stair treads at attic hatch is not secure

### ★ ITEMS NOT OPERATING

None

### MAJOR CONCERNS

None

## MODERATE CONCERNS

- 3. Light Fixture: Light fixture at front porch is loose/dislodged
- 4. Condenser Unit: Condenser is not level
- 5. Floor: Tile is cracked
- 6. Overhead Door: Top weather seal is loose/dislodged at garage door
- 7. Stair: Railing appeared loose at stairway

## MINOR CONCERNS

- 8. <u>Downspout</u>: Downspout terminates on lower level roof.
- 9. Exhaust Vent: Cover is loose
- 10. <u>Light Fixture</u>: Recommend adding sealant around exterior light fixtures at base to prevent moisture penetration
- 11. Patio and walkway: Hairline crack(s) at walkway
- 12. Interior Door: Laundry room door handle is loose
- 13. Screen: Not installed in windows at time of inspection.
- 14. Wall: Drywall has nail pops in various locations
- 15. Window: Trim missing around window pane in loft

### BUDGET TO REPLACE

#### None

## NEEDS FURTHER EVALUATION

- 16. <u>Slab</u>: Vertical cracks present to home foundation.
- 17. Truss: Damaged to truss near attic entrance
- 18. <u>Ductwork</u>: Return duct disconnect from plenum in attic

## **♠** ITEMS TO MONITOR

None

### MAINTENANCE ITEMS

- 19. Floor: Scratches to vinyl flooring near dishwasher
- 20. Wall: Drywall has hairline crack in garage wall
- 21. Wall: Damaged drywall at closet wall in loft
- 22. Wall: Touch up paint needed in various areas
- 23. Wall: Damaged drywall around cleanout access in master bathroom
- 24. Wall: Bulge appears to be present at island wall

# **Definitions**

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.



### Not working

Was not working at the time of the inspection.

Safety Hazard

Has conditions that make operation of the item unsafe and is in need of prompt attention.

A Poor

Is operating, but has at least one major concern with its operation.

- ! Marginal
  - The item is working, but has at least one concern that is beyond cosmetic.
- Satisfactory

No material issues have been found. One or more cosmetic issues may have been observed.

Not Inspected

Was not inspected. The reason is typically indicated.

# 1. Appliances

### **DISCLAIMERS**

4

The home inspector shall observe and operate the basic functions of the following kitchen appliances: permanently installed dishwasher, through its normal cycle; range, cook top, and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; and permanently installed microwave oven. The home inspector is not required to observe clocks, timers, selfcleaning oven function, thermostats for calibration or automatic operation, or non builtin appliances or refrigeration units. The home inspector is not required to operate appliances in use or any appliance that is shut down or otherwise inoperable.

### **DESCRIPTIONS**

Dishwasher	Model	WDF332PAMS0
	Manufacture	Whirlpool
Garbage Disposal	Manufacturer Name	Insinkerator
Microwave Oven	Year Built	2024
	Model number	WMH31017H812
	Manufacturer Name	Whirlpool
Oven/Range	Manufacture	Whirlpool







### **Present and Tested**











COMPLIMENT

**Present and Tested** 







COMPLIMENT

Present and Tested.















### **Present and Tested**





# 2. Building Exterior

### **DISCLAIMERS**

The home inspector shall observe wall cladding, flashings, trim, eaves, soffits, and fascias. The home inspector shall describe wall cladding materials and probe exterior wood components where deterioration is suspected. The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### **DESCRIPTIONS**

Eave	Soffit Material	Vinyl
	Fascia Material	Aluminum
Exterior Trim	Material	Vinyl
Siding	Material	Vinyl



### MINOR CONCERN

### Downspout terminates on lower level roof.

#### IMPACT

While it is best practice to have downspouts terminated properly into a stormwater system or out into the yard, many homes have downspouts that empty onto a lower roof which then leads to a lower gutter/downspout assembly. While this is a common practice, this can cause premature wear to the roof shingles in this area and lead to early failure.

#### SUGGESTED ACTION

Solutions for downspouts installed in this manner are typically the installation of downspout extensions or splash pans to direct the water to the lower gutters and protect the shingles and exterior walls from accelerated deterioration.

#### **PHOTOS**







Exterior: Ground View



### MINOR CONCERN

### Cover is loose

IMPACT	A loose cover may adversely affect the thermal boundary of

the home allowing for potential energy loss. Also may allow

for insect, rodent or nesting animals infiltration

SUGGESTED ACTION Refasten if possible. If not, replace the cover



- SIDING Exterior: Ground View

# 3. Building Structure

### **DISCLAIMERS**

The home inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure (...).

### **DESCRIPTIONS**

Roof Sheathing	Material	OSB
Roof Structure	Framing Type	Trusses
	Roof Pitch	Medium

- JOIST P Attic
- ROOF SHEATHING PExterior: Roof View
- ROOF STRUCTURE Partier: Roof View



POSSIBLE CONCERN

Vertical cracks present to home foundation.

IMPACT

Cracks are normal in slabs foundation and are usually not of much concern as long as they are hairline(less than an 1/8th of an inch) cracks. Some cracks measured were equal or larger than an 1/8th inch and should be further evaluated by builder.









Attic

### POSSIBLE CONCERN

### Damaged to truss near attic entrance

### IMPACT

Any damage in the truss reduces the structural integrity of the truss system. The truss is manufactured with load tolerances specific to each roof design. Any repairs made to trusses must be approve by a qualified structural engineer.

### SUGGESTED ACTION

Repair or replace by a professional building contractor







# 4. Electrical

### **DISCLAIMERS**



The home inspector shall observe service entrance conductors, Service equipment, grounding equipment, main over current device, and main and distribution panels, amperage and voltage ratings of the service, branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, 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, the operation of ground fault circuit interrupters and Smoke detectors. The home inspector shall describe service amperage and voltage, service entry conductor materials, service type as being overhead or underground and location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over current device except ground fault circuit interrupters, dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels or observe low voltage systems, security system devices, heat detectors, or carbon monoxide detectors, telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system or Builtin vacuum equipment.

### DESCRIPTIONS

Electric Service Panel	Panel Rating	200 Amp
	Manufacturer Name	Square D
	Wiring Type - Main	Copper
	Panel Type	Circuit breakers

Electrical service	Service Entry Style	Underground	
	Rating	240 Volts	
Wiring	Wiring Method	Conduit	

- AFCI
- **♥** CO ALARM
- **CEILING FAN**



# ELECTRIC SERVICE PANEL



Overall condition of breaker panel appears good

### **PHOTOS**



- ▼ ELECTRICAL SERVICE 
   ▼ Exterior: Ground View

GFCI



MODERATE CONCERN

Light fixture at front porch is loose/dislodged

SUGGESTED ACTION

Have light fixture adjusted to avoid from possibly if falling

### **PHOTOS**



MINOR CONCERN

Recommend adding sealant around exterior light fixtures at base to prevent moisture penetration



# **OUTLET**



A representative number of receptacle outlet have been tested for functionality.

### **PHOTOS**









SMOKE ALARM



## WIRING

### SAFETY CONCERN

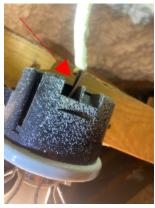
# Exposed bare wiring at various lights fixtures and A/C disconnect in attic

IMPACT

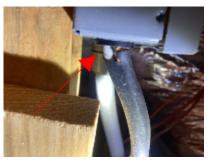
Exposed bare wires from Romex" refers to a situation where the protective insulation on the electrical wires within a Romex cable has been damaged, leaving the bare metal conductors exposed, which poses a serious safety hazard due to the risk of electric shock or fire if not addressed immediately

SUGGESTED ACTION

Have repaired by qualified electrician







Attic light

Recess light in loft

A/C disconnect

# 5. HVAC

### **DISCLAIMERS**



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### **DESCRIPTIONS**

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Serial Number	2624F32415
Year Built	2024
Orientation	Ceiling Mount
Model Number	FG4ANXB24
Manufacturer	Carrier
Energy Source	Electric

	Capacity	2 Ton
Condenser Unit	Maximum Fuse / Breaker Rating	25
	Year of Manufacture	2024
	Туре	Cased
	Tonnage	2
	Model number	GH7 TAN42400AABAA
	Manufacturer	Carrier
	Energy Source	Electric



COMPLIMENT

Unit is in good condition





COMPLIMENT

### Unit appears to be in good condition

### **PHOTOS**













MODERATE CONCERN

Condenser is not level

#### IMPACT

If the unit is not level, it may not be lubricated properly or release a slug of liquid into the compressor stressing the compressor. Also, oil may become trapped in the refrigerant line reducing the lubricant and may cause compressor failure. Another implication of condensing units being out of level is the refrigerant lines breaking as a result of the stresses placed on lines by the unit

SUGGESTED ACTION

Relevel the unit

INFORMATION

Compressors may be out of level because of poor installation or settlement of the ground below the unit





### POSSIBLE CONCERN

### Return duct disconnect from plenum in attic

#### IMPACT

The duct responsible for bringing air back to the furnace or air handler has come loose from the larger connecting chamber called the "plenum," essentially creating a gap where air can leak out and not be properly returned to the system, potentially affecting your heating and cooling efficiency.

### SUGGESTED ACTION

Have repaired by qualified hvac professional







# REGISTER / RETURN

COMPLIMENT

Present and tested for functionality.







Present and appears to be functioning properly



# 6. Insulation and Ventilation

**DESCRIPTIONS** 

Kitchen / Bath Exhaust Type Vented, Ceiling / Wall Vent

**✓ INSULATION ♀** Attic

# 7. Landscaping and Hardscaping

### **DISCLAIMERS**

The home inspector shall observe decks, balconies, stoops, steps, areaways, porches, applicable railings, vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe fences, geological conditions, soil conditions, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities) or Presence or condition of buried fuel storage tanks.

### **DESCRIPTIONS**

Patio and walkway Material Concrete

- ✓ DRAINAGE AND GRADING 

  © Exterior: Ground View
- DRIVEWAY Sexterior: Ground View
- **✓ LANDSCAPE FEATURE** 

  © Exterior: Ground View

### MINOR CONCERN

### Hairline crack(s) at walkway

IMPACT	The cracks allow for water intrusion, which may cause the surrounding surfaces to also deteriorate possibly requiring a complete replacement
SUGGESTED ACTION	Seal the crack(s) with weather-resistant pliable concrete sealer



# 8. Plumbing

### **DISCLAIMERS**



The home inspector shall observe interior water supply and distribution system (including: piping materials, supports, and insulation), fixtures and faucets, functional flow, leaks, cross connections, interior drain, waste, and vent system (including traps, drain, waste, and vent piping), piping supports, pipe insulation, leaks, functional drainage, hot water systems (including water heating equipment), normal operating controls, automatic safety controls, chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and Sump pumps. The home inspector shall describe water supply and distribution piping materials, drain, waste, and vent piping materials, water heating equipment, and location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to state the effectiveness of antisiphon devices, determine whether water supply and waste disposal systems are public or private, operate automatic safety controls, operate any valve except water closet flush valves, fixture faucets, and hose faucets, observe water conditioning systems, fire and lawn sprinkler systems, onsite water supply quantity and quality, onsite waste disposal systems, foundation irrigation systems, spas, except as to functional flow and functional drainage, swimming pools, solar water heating equipment or observe the system for proper sizing, design, or use of proper materials.

### **DESCRIPTIONS**

Fuel Lines	Material	Black Iron
Water Heater	Company	Navien
Water Pipe	Water Service Piping Material	PEX
	Water Distribution Piping MaterialPEX	

- CLEANOUT
- **✓** FUEL LINES
- ✔ HOSE BIBB
  ♥ Exterior: Ground View
- MAIN FUEL SUPPLY Exterior: Ground View

COMPLIMENT

Present

#### **PHOTOS**









Tested and functional.













## Tested and functional

















Unit appears to be in good condition

### PHOTOS







# **✓** WATER PIPE

# 9. Roof

## **DESCRIPTIONS**

Roof Material	Roof Material	Asphalt (Architectural)
	Approximate Age	0 - 5 years









# Roof is in good condition



















# 10. Room Components

# **DESCRIPTIONS**

Exterior door	Materials	Metal
Overhead Door	Material	Aluminum
Screen	Material	Vinyl
Window	Window Glass Type	Double pane



# ATTIC LADDER

### SAFETY CONCERN

# Top stair treads at attic hatch is not secure

IMPACT	Loose tread at attic entry steps could be a safety to the ussers
SUGGESTED ACTION	Have repaired by builder

#### **PHOTOS**



(Video available in online report only)

# **CABINET**

# **CEILING**

# COUNTERTOP



# FLOOR

MACH	DERATE	-	
	JERAIE	CON	JERIN

# Tile is cracked

IMPACT	The tiles could come loose and cause either a trip or a sharp edge cutting hazard
SUGGESTED ACTION	Replace the broken tiles

### PHOTOS



1/2 bathroom

COSMETIC

Scratches to vinyl flooring near dishwasher





MINOR CONCERN

Laundry room door handle is loose

SUGGESTED ACTION

Have adjusted by builder









Garage

### MODERATE CONCERN

## Top weather seal is loose/dislodged at garage door

#### IMPACT

The seal around a garage door is primarily designed to prevent water, wind, dust, debris, pests, and extreme temperatures from entering the garage by creating a tight barrier around the door, thus protecting your belongings and maintaining a more stable temperature inside the space.

#### SUGGESTED ACTION

Have corrected by builder





MINOR CONCERN

Not installed in windows at time of inspection.

SUGGESTED ACTION

Ensure screens are present with builder. Once established, have builder install screens



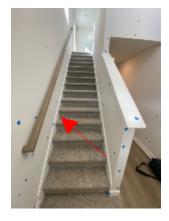


MODERATE CONCERN

Railing appeared loose at stairway

SUGGESTED ACTION

Have properly secured by builder









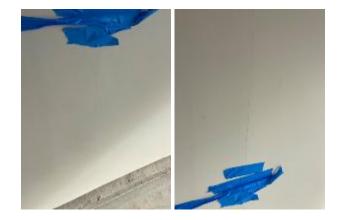


# Drywall has hairline crack in garage wall

SUGGESTED ACTION

Repair with drywall tape and drywall compund and repaint

#### **PHOTOS**



COSMETIC

## Damaged drywall at closet wall in loft

SUGGESTED ACTION

Have repaired by builder



MINOR CONCERN

# Drywall has nail pops in various locations

SUGGESTED ACTION

Remove the nail and insert a screw and repair with drywall compound When repainting

### PHOTOS



53



COSMETIC

# Touch up paint needed in various areas





COSMETIC

# Damaged drywall around cleanout access in master bathroom

SUGGESTED ACTION

Have repaired by builder



# COSMETIC

# Bulge appears to be present at island wall

IMPACT	A bulge typically refers to a noticeable outward protrusion on a wall surface, often caused by issues like improper installation of drywall or inadequate fastening to studs, leading to the drywall pulling away and creating a bulge.
SUGGESTED ACTION	Have evaluated and repaired by builder





MINOR CONCERN

# Trim missing around window pane in loft

SUGGESTED ACTION

Have missing trim installed by builder



# Home Tour



























































































