

Property Inspection Report



4545 Strawberry Fields
Nashville, TN 37111

Prepared for: Elinore Rigby

Prepared by: Complete Home Inspections, Inc.
618 Split Rail Drive
Brentwood, TN 37027

Not Inspected Summary

Item or component could not be inspected due to lack of an energy source, water was turned off, was not accessible, disconnected, or posed a safety hazard to the inspector. Recommend that items in this category should be reviewed by a professional in the appropriate trade prior to the closing at escrow.

Heating Systems

1. **Attic Heating Not Inspected:** The electric heat strips in an electric furnace are hidden from view and cannot be examined without disassembly of the heating unit. If this is an area of concern, recommend further evaluation by a specialist in the appropriate trade.
2. System Operation - The heating system(s) are not run a full cycle during the summer months. The units were only run a few minutes to see if they will function and then shut down.

Plumbing System

3. Water heater operation - Gas was not turned on to the property. Water heater and plumbing orientation for plumbing system could not be tested.
4. Sewage Disposal - The condition of buried sewage lines cannot be determined. No representation can be made for this item.

Kitchen

5. Kitchen Appliances - The dishwasher had been locked out by the electrician. Have the builder demonstrate functionality during final walk-through.
6. Cooking Appliances - Gas was turned off to the property. The cook top could not be evaluated. Check during your final walk-through.

Fireplace

7. Fireplace - Gas turned off to property. Have builder demonstrate functionality during final walk-through.

Structure

8. Structure - This property has a slab foundation which is not visible for inspection. Please Note:
 - 1 - Due to the slab construction, supply and waste piping was not visible for inspection; however periodic maintenance can be anticipated. No representations can be made as to the condition of in slab piping.
 - 2 - It should be noted that slab-on-grade construction is prone to insect infestation. Strongly recommend entering into a service contract with a licensed and qualified pest control company for periodic inspections.
 - 3 - The surface condition of the slab in this property could not be inspected due to the installation of finished floor.

Improve/Minor Repair Summary

Item/Component is not fully functional or shows signs of age related wear and tear. Item will require some repair or servicing by a specialist in the appropriate trade..

Exterior Doors

- 1. Door - Paint is peeling away from rear entrance. Re-finish as per accepted trade practices.

Roofing

- 2. Roof Covering - Remove toe board from front of property and repair nail holes as per accepted trade practices.



- 3. Splash blocks/Leaders - Install missing splash blocks where needed around the property.

Garage

- 4. Garage Door: Secure loose trim around overhead garage door as necessary.

Cooling Systems

- 5. Condensate Removal - Install splash block at discharge lines to divert water away from foundation.



Electrical

- 6. Panel - The dead front cover does not fit properly on the exterior service disconnect. Repair as needed.

Improve/Minor Repair Summary (Continued)

Interior Rooms

- 7. Windows - Window in front of stairwell does not close all the way. As a courtesy to the new home owner, have the builder clean the windows in this location.



Kitchen

- 8. Sinks/Fixtures - Clean rust stains from bottom of right side bowl.

Bathrooms

- 9. Wash Basins - Install oversized escutcheons to cover large holes in bottom of master bathroom cabinetry.
- 10. Toilets - Replace cracked tank lid in 2nd floor hall bath.

Attic

- 11. Insulation - Blown-in insulation has not been installed in the attic. Have builder address.



Safety Concern Summary

In the opinion of the building analyst, item or component poses a real or potential health or safety risk. Items need to be addressed by a licensed professional in the appropriate trade prior to the closing at escrow..

Stairways

1. 2nd Floor Stairways Handrails/Guardrails [Have the builder finish installing hand rails as per accepted trade practices.](#)

Bathrooms

2. Electrical - [Lighting over whirlpool tub and shower are not on GFCI circuits.](#)

General/Property Information

Client Information

Client Name: Elinore Rigby **Email:** elinore@mac.com

Property Information

Property Address: 4545 Strawberry Field La

City: Nashville **State:** TN **Zip:** 37111

Approximate Age: New Construction **Approx Year Built:** 2008 **Approx. Sq Ft:** 2900

Building Type: Single Family **Garage:** Attached

Space below grade: Slab

Information obtained through: X - Visual Means

Contact or Real Estate Agent Information

Contact Name: Abbie Rhodes **Phone:** 615.555.1212 **E-mail:** abbie@realtracs.com

Inspection Company/Inspector Information

Company Name Complete Home Inspections, Inc.

Company Address 618 Split Rail Drive

City Brentwood **State** TN **Zip** 37027

Phone: (615) 661-0297 **Fax:** (615) 661-6594

Inspector Name: Michael Thornton

TN License Number: 050

Date: 31 August 2008 **Report #:** 080831a-00

Amount Received: \$XXX.00 **Paid By:** Credit Card

Conditions

Property Occupied: No **Start Time:** 0900 **End Time:** 1135 **Temperature:** 85 **Entrances Faces:** North

Utilities

Electric On: Yes

Gas On: No

Water On: Yes

Soil and weather conditions

Weather Conditions: X - Sunny

Soil Conditions: X - Damp

Property appears to have been maintained to the following conditions:

X New Construction

An Agent's Summary may be generated and sent to your Realtor® to address items found in the report. The Agent's Summary is not and should not be construed as being the full report. Please read the Property Inspection Report in its entirety as it contains items that may not be addressed in the Agent's Summary. If these are items of concern, these should be discussed with your Agent prior to closing at escrow.

X This is the final report. It supersedes any preliminary, verbal, or other reports that may have been printed on site.

Definitions

NOTE: All Definitions listed below refer to conditions of items or the property at the time of the inspections.

Functional	Item/Component is operating within the design or scope of its intended use. Not to mean in like new condition.
Not Inspected	Item or component could not be inspected due to lack of an energy source, water was turned off, was not accessible, disconnected, or posed a safety hazard to the inspector. Recommend that items in this category should be reviewed by a professional in the appropriate trade prior to the closing at escrow..
Improve/Minor Repair	Item/Component is not fully functional or shows signs of age related wear and tear. Item will require some repair or servicing by a specialist in the appropriate trade.
Review/Repair	Items/Components will need immediate attention by repair, replacement or upgrade by a licensed professional in the appropriate trade prior to the closing at escrow...
Safety Concern	In the opinion of the building analyst, item or component poses a real or potential health or safety risk. Items need to be addressed by a licensed professional in the appropriate trade prior to the closing at escrow..
FYI	Item/Component may not meet today's standards but may have met building standards at the time the property was built. Consider repair or upgrade.
Service Life	Item/Component is at or near the end of its anticipated service life. Budget for eventual age replacement. Item or component should be further evaluated by a specialist in the appropriate trade prior the the closing at escrow.

Overview - Standards of Practice

1. The purpose of these Standards of Practice is to establish a minimum and uniform standard for home inspectors who subscribe to the ASHI Standards of Practice. Home Inspections performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

2. Inspectors shall:

- A. adhere to the Code of Ethics of the American Society of Home Inspectors.
- B. inspect readily accessible, visually observable, installed systems and components listed in these Standards of Practice.
- C. report :
 1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.
 2. recommendations to correct, or monitor for future correction, the deficiencies reported or items needing further evaluation. (Per Exclusion of the Standards of Practice 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.)
 3. reasoning or explanation as to the nature of the deficiencies reported, that are not self-evident.
 4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.

3. These Standards of Practice are not intended to limit inspectors from:

- A. including other inspection services or systems and components in addition to those required In Section 2.2.B.
- B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.
- C. excluding systems and components from the inspection if requested by the client.

Exterior Components

As per ASHI (industry standards), the inspector shall:

1. inspect:
 - A. siding, flashing and trim.
 - B. all exterior doors.
 - C. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings.
 - D. eaves, soffits, and fascias where accessible from the ground level.
 - E. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
 - F. adjacent or entryway walkways, patios, and driveways.
2. describe :
 - A. siding.

The inspector is NOT required to inspect:

- A. screening, shutters, awnings, and similar seasonal accessories.
- B. fences.
- C. geological and/or soil conditions.
- D. recreational facilities.
- E. outbuildings other than garages and carports.

Definitions (Continued)

F. seawalls, break-walls, and docks.

G. erosion control and earth stabilization measures.

Driveway

Front Driveway

Materials: Concrete

X Predictable cracks can be expected for this type of driveway surface. Recommend periodic monitoring.

Driveway - Functional

Walks

Front Walks

Materials: Concrete

X Predictable cracks can be expected for this type of surface. Recommend periodic monitoring.

Walkways - Functional

Steps & Stoops

Front Steps & Stoops

Materials: Concrete

Handrail Materials: Wood

Deck Steps & Stoops

Materials: Wood

Handrail Materials: Wood

Steps/Stoops - Functional

Handrails - Functional

Porch

Front Porch

Materials: Concrete

X Predictable cracks can be expected for most masonry surfaces. Recommend monitoring.

GUARDRAIL MATERIALS: Wood

Porch - Functional

Guardrails - Functional

Deck

Rear Deck

Materials: Wood

Guardrail Materials: Wood

Deck - Functional

Guardrails - Functional

Patio

Rear Patio

Materials: Concrete

X Predictable cracks can be expected for this type of surface. Recommend monitoring.

Patio - Functional

Lots and Grounds

Grade/Slope: Gentle

Grading - Functional

Swale - Functional

Lots and Grounds (Continued)

Rear Retaining Wall

Material: Brick, Block

Retaining Wall Functional

X Predictable/minor cracks can be expected for most masonry surfaces. Recommend monitoring.

Main Property Vegetation

VEGETATION TYPES: Shrubs, Trees

Vegetation - Functional

X Trim back vegetation to a distance of a minimum of 12" for proper drying of the exterior cladding materials.

Exterior Components

Siding Materials: Brick, Block, Hardi Board or Similar

Exterior Cladding - Functional

X Predictable/minor cracks can be expected for most masonry surfaces. Recommend periodic monitoring.

Window Materials: Vinyl

Windows - Functional

Trim/Fascia/Soffit Materials: Composite Materials

Trim/Fascia/Soffit - Functional

Flashing Materials: Metal

Flashing - Functional

Exterior Outlet Types: 3 Prong, GFCI Protected

Exterior Outlets - Functional

Exterior Doors

Front Exterior Doors

Type: Hinged

MATERIALS: Wood

Exterior Lighting Functional: Yes

Deck Exterior Doors

Type: Hinged

MATERIALS: Metal

Exterior Lighting Functional: Yes

Door - Improve/Minor Repair **Door** - Paint is peeling away from rear entrance. Re-finish as per accepted trade practices.

Lighting - Functional

Door Bell - Functional

Weather Stripping - Functional

Door Locks - Functional

Roofing

- 1 The inspector shall:
 - A. inspect:
 1. roofing materials .
 2. roof drainage systems.
 3. flashing.
 4. skylights, chimneys, and roof penetrations.
 - B. describe:
 1. roofing materials.
 2. methods used to inspect the roofing.
- 2 The inspector is NOT required to inspect:
 - A. antennae.
 - B. interiors of flues or chimneys that are not readily accessible.
 - C. other installed accessories.

Main Property Roofing

Inspection Method: Ground

Roofing (Continued)

Approximate Age: New

Roof Covering Materials: Asphalt/Fiberglass Shingle, Metal

Flashing Material: Metal

Roof Covering - Improve/Minor Repair **Roof Covering** Remove toe board from front of property and repair nail holes as per accepted trade practices.

Roof Flashing - Functional

Roof Penetrations

Roof Penetration Types: Plumbing vents, Roof vents, Gas appliances

Roof Penetrations - Functional

Gutters/Downspouts/Leaders

Gutter/Downspout Materials: Metal

Gutters/Downspouts - Functional

Leader Types: Above ground extensions

Splash blocks/Leaders - Improve/Minor Repair **Splash blocks/Leaders** Install missing splash blocks where needed around the property.

Garage

Attached Garage

Car Spaces: 2

Pedestrian Door Locations: Interior, Exterior

Outlet Types: 3 Prong, GFCI

Smoke Detector Type: Hard wired, Battery back-up

Garage Door Material: Metal

GFCI Reset Location: Garage

X Predictable cracks can be expected in masonry types of flooring surfaces. Recommend periodic monitoring.

Garage Door: Improve/Minor Repair **Garage Doors** Secure loose trim around overhead garage door as necessary.

Pedestrian Doors: Functional

Garage Outlets: Functional

Garage Lighting: Functional

Smoke Detectors: Functional

Garage Floor: Functional

Garage Ceiling & Walls: Functional

Cooling Systems

1 The inspector shall:

A. open readily openable access panels.

B. inspect:

- 1. central and through-wall equipment.
- 2. distribution systems.

C. describe:

- 1. energy source(s).
- 2. cooling systems.

2 The inspector is NOT required to:

A. inspect electronic air filters.

B. determine cooling supply adequacy or distribution balance.

C. inspect window air conditioning units.

Main Property Cooling

System Type: Split System, Split System

Approximate Age: New

Energy Source: 220/240 VAC

Condensate Removal: Pipe, Tray

Temperature Differential: 15 ° F +/-

Area Served: Main Floor

Approximate Tons: 2

Disconnect Type: Breaker

Main Property Cooling

System Type: Heat Pump, Split System

Approximate Age: New

Energy Source: 220/240 VAC

Condensate Removal: Pipe, Tray

Area Served: Upstairs

Approximate Tons: 2

Disconnect Type: Breaker

Cooling Systems (Continued)

Temperature Differential: 15 ° F +/-
Exterior Condition - Functional
Energy Disconnect - Functional
Condensate Removal - Improve/Minor Repair Condensate Removal Install splash block at discharge lines to divert water away from foundation.
Visible Coil - Functional
Refrigerant Lines - Functional
System Operation - Functional

HVAC Distribution

Thermostat Types: Individual
Thermostats - Functional
Distribution System: Flex Duct, Insulated Hard Pipe, Return Air Ductwork
Distribution System - Functional **Distribution System** - Performing as designed.
Filter Types: Spun Glass
Filters - Functional

Heating Systems

- 1 The inspector shall:
 - A. open readily openable access panels.
 - B. inspect:
 1. installed heating equipment.
 2. vent systems, flues, and chimneys.
 - C. describe:
 1. energy source(s).
 2. heating systems.
- 2 The inspector is NOT required to:
 - A. inspect:
 1. interiors of flues or chimneys that are not readily accessible.
 2. heat exchangers.
 3. humidifiers or dehumidifiers.
 4. electronic air filters.
 5. solar space heating systems.
 - B. determine heat supply adequacy or distribution balance.

Attic Heating

System Type: Heat Pump, Forced air - electric **Approximate Capacity:** 4-5 kW
Approximate Age: New **Area Served:** Main Floor
Flue Material: N/A
Energy Source: Electric **Energy Disconnect:** Breaker
Temperature Differential: N/A ° F +/-

Not Inspected **Unable to Inspect: Not Inspected:** The electric heat strips in an electric furnace are hidden from view and cannot be examined without disassembly of the heating unit. If this is an area of concern, recommend further evaluation by a specialist in the appropriate trade.

Attic Heating

System Type: Heat Pump, Forced air - electric **Approximate Capacity:** 4-5 kW
Approximate Age: New **Area Served:** 2nd Floor
Flue Material: N/A
Energy Source: Electric **Energy Disconnect:** Breaker
Temperature Differential: N/A ° F +/-

Energy Disconnect - Functional
System Operation - Not Inspected **System Operation:** The heating system(s) are not run a full cycle during the summer months. The units were only run a few minutes to see if they will function and then shut down.

Electrical

- 1 The inspector shall observe:
- A. service entrance conductors
 - B. service equipment, grounding equipment, main overcurrent device, main and distribution panels
 - C. amperage and voltage ratings of the service
 - D. branch circuit conductors, their overcurrent 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.
- 2 The inspector shall:
- A. describe:
 - 1. service amperage and voltage
 - 2. service entry conductor materials
 - 3. service type as being overhead or underground
 - 4. location of main and distribution panels
 - B. report any observed aluminum branch circuit wiring
- 3 The inspector is NOT required to:
- A. insert any tool, probe, or testing device inside the panels
 - B. test or operate any overcurrent 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, or other ancillary wiring that is not a part of the primary electrical distribution system

Exterior Electric Panels

Approximate AMP Capacity: 200 Main Panel
Voltage: 220 VAC
Over Current Devices: Breakers (AL/CU)
Panel Bonded: Yes
Split Bus Design: No
Neutrals and Grounds Isolated: N/A

Service Entrance

Service Entrance Type: Overhead
Main Service Entrance Conductor: Aluminum
Branch Circuit Wiring Types: Copper, Aluminum (220 VAC) OK

Service Entrance - Functional

Electric Panels

Over Current Devices - Functional

Panel - Improve/Minor Repair Panels The dead front cover does not fit properly on the exterior service disconnect. Repair as needed.

Branch Circuits - Functional

Plumbing System

The inspector shall:

1. inspect:
 1. interior water supply and distribution systems including all fixtures and faucets.
 2. drain, waste and vent systems including all fixtures.
 3. water heating equipment and hot water supply system.
 4. vent systems, flues, and chimneys.
 5. fuel storage and fuel distribution systems.
 6. drainage sumps, sump pumps, and related piping.
2. describe:
 1. water supply, drain, waste, and vent piping materials.
 2. water heating equipment including energy source(s).
 3. location of main water and main fuel shut-off valves.

The inspector is NOT required to:

1. inspect:
 1. clothes washing machine connections.
 2. interiors of flues or chimneys that are not readily accessible.
 3. wells, well pumps, or water storage related equipment.
 4. water conditioning systems.
 5. solar water heating systems.

Plumbing System (Continued)

- 6. fire and lawn sprinkler systems.
- 7. private waste disposal systems.
- 2. determine:
 - 1. whether water supply and waste disposal systems are public or private.
 - 2. water supply quantity or quality.
- 3. operate automatic safety controls or manual stop valves.

Garage Water Heater

Water Heater Type/Energy Source: Natural Vent (gas) **Approximate Capacity (USG):** 50

Approximate Age: New

Flue Pipe Material: Type B - Double Wall

Hot Water Temperature: N/A ° F +/-

Water heater operation - Not Inspected **Water heater operation** Gas was not turned on to the property. Water heater and plumbing orientation for plumbing system could not be tested.

Flue piping - Functional

Relief Valve - Functional

Water heater condition - Functional

Potable Water Source and Lines

Water Source: Municipal **How Verified?** Visual

Water Service Line Material: CPVC, PEX or similar **Main Water Shutoff:** By water heater

Functional **Water Pressure (PSI):** 55-60

Water supply Lines - Functional

Water Supply Lines Visible water lines appear functional.

Outside Hose Bibb/Faucet: Functional

Water Shut-off: Functional

Sewage Disposal and Lines

Sewage Disposal: Municipal **How Verified?** Visual

Sewage Line Material: PVC

Sewage Disposal Pipes - Functional

Sewage Disposal - Not Inspected **Sewage Disposal** The condition of buried sewage lines cannot be determined. No representation can be made for this item.

Gas/Fuel Lines

Fuel Line Materials: Black Iron, Flexible Line

Fuel Lines - Functional

Interior Rooms

- The inspector shall inspect :
- A. walls, ceilings, and floors.
 - B. steps, stairways, and railings.
 - C. countertops and a representative number of installed cabinets.
 - D. a representative number of doors and windows.
 - E. garage doors and garage door operators.

- The inspector is NOT required to inspect :
- A. paint, wallpaper, and other finish treatments.
 - B. carpeting.
 - C. window treatments.
 - D. central vacuum systems.
 - E. household appliances.
 - F. recreational facilities.

Main Property Living Space Interior Rooms

Ceiling Materials: Drywall

Wall Materials: Drywall

Window Types: Single hung **Materials:** Vinyl

Door Types: Standard Panel **Door Materials:** Composite

Floor Types: Carpet, Tile (ceramic or similar), Hardwood

Electrical: 3 Prong Outlets, Arc fault protected (bedrooms only)

HVAC Source: Ductwork with system registers

Ceiling - Functional

Walls - Functional

Interior Rooms (Continued)

Windows - Improve/Minor Repair **Windows** Window in front of stairwell does not close all the way. As a courtesy to the new home owner, have the builder clean the windows in this location.

Doors - Functional

Floors - Functional

Electrical - Functional

HVAC Source - Functional **HVAC** Operating as designed.

Kitchen

Main Property Kitchen

Counter Tops: Granite **Cabinets:** Wood

Sink/Fixtures: Stainless Steel **Sprayer Functional:** Yes

Kitchen Appliances: Light/Ventilator Fan, Dishwasher, Built-in Microwave Oven **Cooking Appliances:** Electric Oven, Gas

Cook Top

Electric Outlets: 3 Prong, GFCI Protected **Flooring Materials:** Ceramic Tile

HVAC Source: Ductwork with system registers

Counters/Cabinets - Functional

Sinks/Fixtures - Improve/Minor Repair **Sinks/Fixtures** Clean rust stains from bottom of right side bowl.

Kitchen Appliances - Not Inspected

Kitchen Appliances The dishwasher had been locked out by the electrician. Have

the builder demonstrate functionality during final walk-through.

Cooking Appliances - Not Inspected

Cooking Appliances Gas was turned off to the property. The cook top could not be evaluated. Check during your final walk-through.

Electrical - Functional

Flooring - Functional

Laundry Area

Main Floor Laundry Area

Appliances Present: None **Washer/Dryer Electrical:** 3 Prong, 110 VAC, 220 VAC (220 not tested)

Washer Hook-ups: 1/4 turn quick close valves **Laundry Tub:** Not Present

Dryer Venting: Rigid metal

Electrical - Functional

Washer Hook-ups - Functional

Dryer Venting - Functional

Stairways

2nd Floor Stairways

Stairs/Treads Functional

Handrails/Guardrails Safety Concern

Handrails/Guardrails Have the builder finish installing hand rails as per accepted trade practices.

Bathrooms

Master Bathroom

Tub/Surround: Fiberglass type tub material/Fiberglass type material surround

Shower/Surround: Tile

Ventilation: Electric Fan

Electric Outlets: GFCI, 3 Prong

Flooring: Ceramic Tile

Pedestal Basin: No

Vanity: Yes

Whirlpool tub: Yes

HVAC Source: Yes

1/2 Bath - Main Floor Bathroom

Tub/Surround: N/A

Shower/Surround: N/A

Ventilation: Electric Fan

Bathrooms (Continued)

Electric Outlets: GFCI, 3 Prong
Flooring: Ceramic Tile
Pedestal Basin: Yes
Vanity: N/A
Whirlpool tub: N/A
HVAC Source: N/A

2nd Floor Hall Bathroom

Tub/Surround: Porcelain tub/tile surround
Shower/Surround: N/A
Ventilation: Electric Fan
Electric Outlets: GFCI, 3 Prong
Flooring: Ceramic Tile
Pedestal Basin: No
Vanity: Yes
Whirlpool tub: No
HVAC Source: Yes

Tub Surround - Functional
Shower Surround - Functional
Ventilation - Functional
Electrical - Safety Concern

Electrical Lighting over whirlpool tub and shower are not on GFCI circuits.

Flooring - Functional
Wash Basins - Improve/Minor Repair Wash Basins Install oversized escutcheons to cover large holes in bottom of master bathroom cabinetry.
Faucets/Traps - Functional
Toilets - Improve/Minor Repair Toilets Replace cracked tank lid in 2nd floor hall bath.
HVAC Source - Functional **HVAC Source** Operating as designed.

Fireplace

The inspector shall:

- A. inspect:
 - 1. system components.
 - 2. chimney and vents.
- B. describe:
 - 1. fireplaces and solid fuel burning appliances.
 - 2. chimneys.

The inspector is NOT required to:

- A. inspect:
 - 1. interiors of flues or chimneys.
 - 2. firescreens and doors.
 - 3. seals and gaskets.
 - 4. automatic fuel feed devices.
 - 5. mantles and fireplace surrounds.
 - 6. combustion make-up air devices.
 - 7. heat distribution assists (gravity fed and fan assisted).
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts and stoves or firebox contents.

Family Room Fireplace

Fireplace: Prefabricated **Fireplace Type:** Gas Logs - Non Vented
Hearth: Flush Mounted
Flue: N/A **Damper:** N/A

Fireplace - Not Inspected **Fireplace -** Gas turned off to property. Have builder demonstrate functionality during final walk-through.
Hearth - Functional

Structure

STRUCTURE

The inspector shall

- A. inspect
1. the structural components including the foundation and framing.
 2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.
- B. describe
1. the methods used to inspect under-floor crawl space and attics.
 2. the foundation.
 3. the floor structure.
 4. the wall structure.
 5. the ceiling structure.
 6. the roof structure.

The inspector is NOT required to

- A. provide any engineering or architectural service or analysis.
B. offer an opinion as to the adequacy of any structural system or component

Main Property Structure

Structure Type: Wood Frame **Foundation:** Poured Footer, Block Stem Wall, Slab Construction

Floor Joists: N/A **Sub-Floor:** N/A

Support Piers: N/A **Beams/Girders:** N/A

Structure - Not Inspected **Structure -** This property has a slab foundation which is not visible for inspection. Please Note:

- 1 - Due to the slab construction, supply and waste piping was not visible for inspection; however periodic maintenance can be anticipated. No representations can be made as to the condition of in slab piping.
- 2 - It should be noted that slab-on-grade construction is prone to insect infestation. Strongly recommend entering into a service contract with a licensed and qualified pest control company for periodic inspections.
- 3 - The surface condition of the slab in this property could not be inspected due to the installation of finished floor.

Attic

Main Property Attic

Roof Framing: Conventional wood framing 2x6 **Sheathing:** OSB

Ventilation: Soffit, Static, Ridge

Insulation Type: Batts, Fiberglass **Approximate Depth:** 6-8"

Inspection Method - Visual in attic

Framing - Functional

Sheathing - Functional

Ventilation - Functional

Insulation - Improve/Minor Repair **Insulation -** Blown-in insulation has not been installed in the attic. Have builder address.

Bathroom Fan Venting - Functional

Attic Electrical - Functional