

XPERT HOME INSPECTOR

Inspector: Brandon L Tidwell



**Brandon L Tidwell HI-2255
XpertHomeInspectorLLC**

**1234 Sample easy st.
Inspection Prepared For: Larry Johnson
Agent: Zubberson SallyMae - Real Estate Express**

**Date of Inspection: 10/24/2022
Year Built: 2016 Size: 2810
Weather: Sunny**

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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Garage/Carport

Page 14 Item: 4 | Floor



There was a small area of garage floor with spalling. Recommend licensed contractor to repair to prevent further future damage.

Kitchen

Page 17 Item: 1 | Plumbing



There was a small puddle of water under kitchen sink cabinet. The leak location was not determined. I recommend further evaluation and repair by licensed plumber.

Bedroom 3

Page 25 Item: 4 | Ceiling Fan

• *The ceiling fan in the bedroom was not operational when tested. Recommend a licensed electrician evaluate and repair or replace as needed.*



Heating System

Page 34 Item: 5 | Filter



The furnace filter is dirty. Recommend changing the filter per the manufacturer's recommendations.

Overview

1. Scope of Inspection

• All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

2. Main Entrance Faces

• For the purpose of this inspection, this house faces north.

3. State of Occupancy

• Occupied, furnished

4. Weather Conditions

• Sunny

5. Recent Rain/Snow

• No

6. Ground Cover

• Dry

7. Approximate Age

• 5-10 years

Interior Photo's

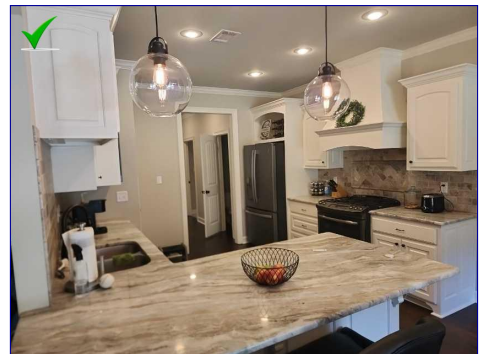
1. House Photo's



Living Room

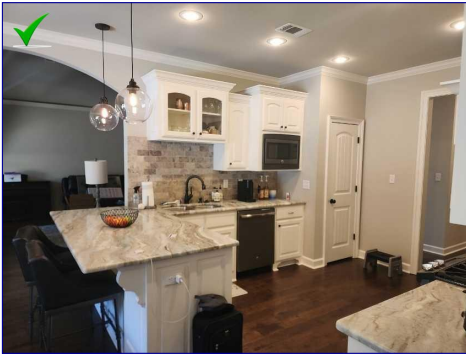


Living Room



Kitchen

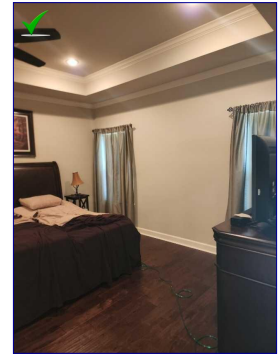
Interior Photo's (continued)



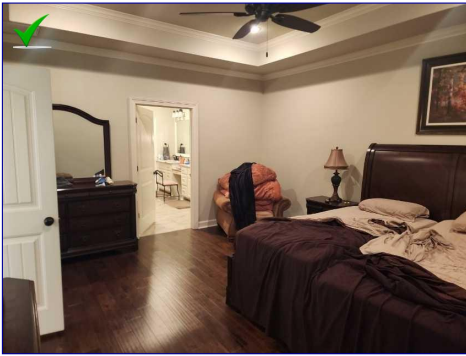
Kitchen



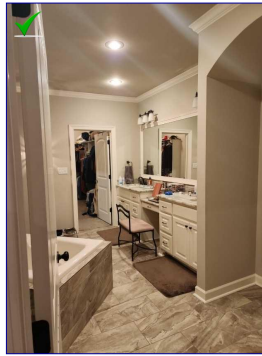
Dining Room



Master Bedroom



Master Bedroom



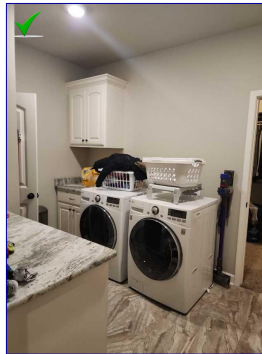
Master Bathroom



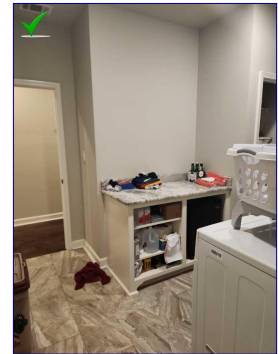
Master Bathroom



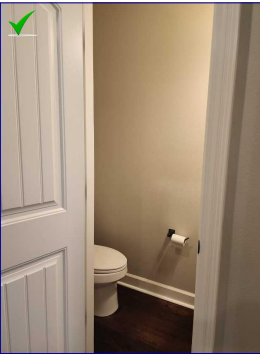
Master Bedroom Closet



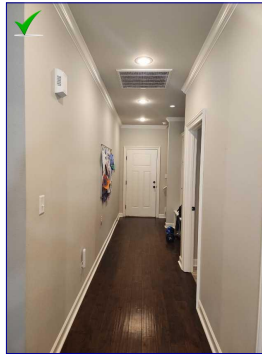
Laundry Room



Laundry Room



Bathroom



Hallway

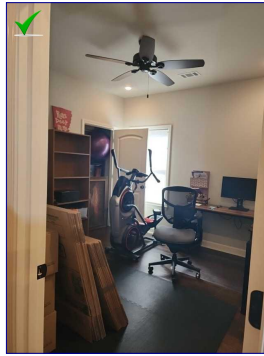


Dining Room

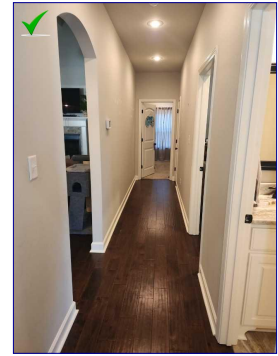
Interior Photo's (continued)



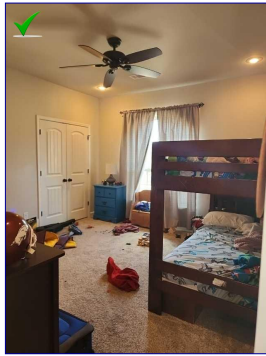
Living Room Foyer



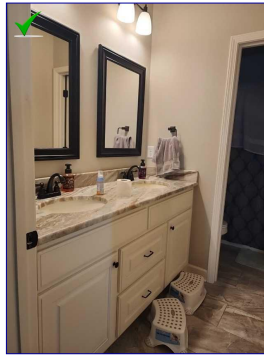
Bedroom 2



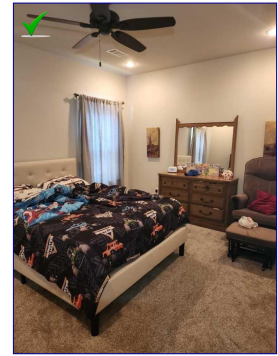
Hallway



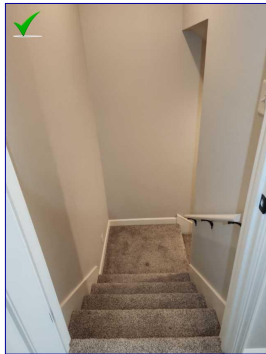
Bedroom 3



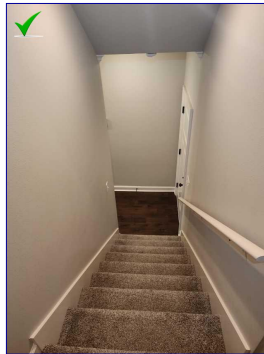
Bathroom



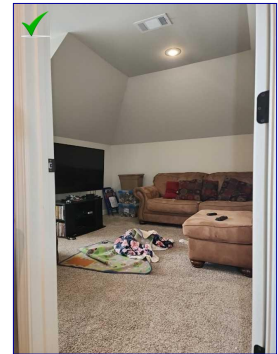
Bedroom 1



Stairway



Stairway



Upstairs Bonus Room

Exterior House Photo's

1. House Photo's

Satisfactory



The front of the house



The front of the house



The side of the house



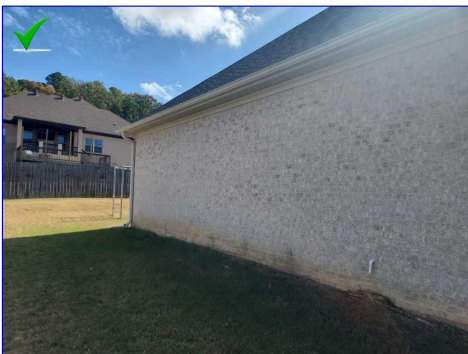
The side of the house



The front of the house



The side of the house



The side of the house

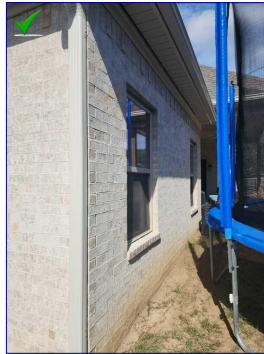


The back of the house



The back of the house

Exterior House Photo's (continued)



The back of the house

Grounds

1. Service Walks



Materials
• Concrete

2. Driveway/Parking



Materials:
• Concrete
Condition:
• Typical cracks

3. Patio



Materials:
• Concrete



The mortar between brick and patio concrete had an area missing. Recommend repair to prevent future damage.

Grounds (continued)

4. Fence/Wall



Materials:
• Wood

5. Hose Bibs



Hose Bibs:
• Yes, operable

Roof

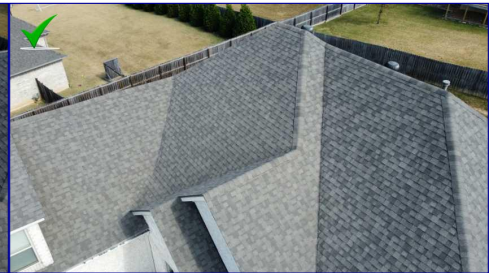
1. Roof View



The Roof View



The Roof View



The Roof View



The Roof View



The Roof View

2. Roof General: Visibility

Visibility:
• All
Inspected From:
• With drone

Roof (continued)

3. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Hip

Layers/Age/Location:

- Layers 1+
- Age: 1-6+
- Location: House
- Location: Garage

4. Ventilation System



Type:

- Soffit
- Turbine

5. Condition of Roof Covering



6. Vents



Exterior

1. Chimney Chase



General:

- Location: South Side of Roof
- Viewed From: Roof with drone
- Rain Cap/Spark Arrestor: Yes
- Chase: Metal

Observations:

- Flue: Metal

2. Gutters



Materials:

- Galvanized/Aluminum

Exterior (continued)

3. Siding



Materials:
• Block/Brick

4. Trim



Materials:
• Aluminum/Steel

5. Soffit



Materials:
• Vinyl

6. Fascia



Materials:
• Aluminum/Steel

7. Windows/Screens



Materials:
• Vinyl
• Aluminum/Vinyl clad

8. Slab-On-Grade Foundation



Materials/Condition:
• Poured concrete

9. Service Entry



Location:
• Underground

10. Exterior Receptacles



Receptacles/Condition:
• Exterior receptacles: Yes
• Exterior receptacles, operable: Yes
• **GFCI** present: Yes
• GFCI, operable: Yes

Exterior (continued)

11. Exterior Doors



- Main entrance door condition: Satisfactory
- Main entrance door weatherstripping: Satisfactory
- Patio door condition: Satisfactory
- Patio door weatherstripping: Satisfactory
- Rear door condition: Satisfactory
- Rear door weatherstripping: Satisfactory

Exterior A/C - Heat Pump 1

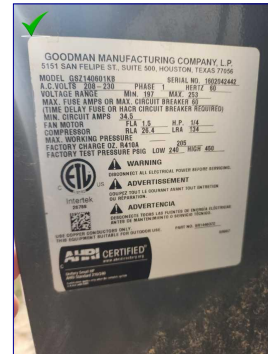
1. Exterior A/C - Heat Pump 1



- Location: West
- Brand: Goodman
- Approximate Age: 5-10+ years
- Energy source: Electric
- Unit Type: Air cooled
- Outside disconnect: Yes
- Level: Yes



The air conditioner compressor/condenser



The air conditioner compressor/condenser data plate.

Garage/Carport

1. Type



- Type:
- Attached
 - 2-Car

Garage/Carport (continued)



The Garage

2. Automatic Opener



Operation:
• Operable

3. Safety Reverse



Operation:
• Safety pressure reverse was tested and works properly
• Photo eyes and pressure reverse tested

4. Floor



Materials:
• Concrete



There was a small area of garage floor with spalling. Recommend licensed contractor to repair to prevent further future damage.

5. Electrical Receptacles



• Electrical receptacles: Yes
• Electrical receptacles, operable: Yes
• GFCI present: Yes
• GFCI operable: Yes
Condition:
• Reverse polarity: No
• Open ground: No

Garage/Carport (continued)

6. Fire Separation Walls & Ceiling



Fire Wall:

- Fire separation wall & ceiling: Present
- Fire door: Not verifiable
- Fire door self closure: N/A

Condition:

- Moisture stains present: No

Living Room

1. Location



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

6. Heating Source



- Heating source present: Yes

Living Room (continued)

7. Doors



8. Windows



Dining Room

1. Location



2. Walls & Ceiling



3. Floor



4. Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

5. Heating Source



- Heating source present: Yes

Dining Room (continued)

6. Doors



7. Windows



Kitchen

1. Plumbing



There was a small puddle of water under kitchen sink cabinet. The leak location was not determined. I recommend further evaluation and repair by licensed plumber.

Laundry Room

1. Doors/Walls/Ceiling



2. Heat Source Present



Heat Source Present:

- Yes

Laundry Room (continued)

3. Room Vented



Room Vented:
• Yes

4. Dryer Vented



Dryer Vented:
• Wall

5. Electrical



Electrical:
• GFCI present: Yes
• GFCI operable: Yes
• Open ground/reverse polarity: No

6. Appliances



Appliances:
• Washing machine
• Dryer

7. Washer Hook-up Lines



Washer Hook-up Lines:
• Satisfactory

Bathroom 1

1. Location



2. Sinks



• Faucet leaks: No
• Pipes leak: No

3. Bathtubs



• Faucet leak: No
• Pipes leak: No

Bathroom 1 (continued)

4. Toilet



- Bowl loose: No
- Operable: Yes

5. Shower/Bathtub Area



- Shower/Bathtub Area:
- Ceramic/Plastic
 - Caulk/Grout needed: No

6. Drainage



7. Water Flow



8. Moisture Stains Present



- Moisture Stains:
- No

9. Doors



10. Window



11. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

Bathroom 1 (continued)

12. Heat Source Present



Heat Source:

- Yes

13. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes

Master Bathroom

1. Location



2. Sinks



- Faucet leaks: No
- Pipes leak: No

3. Bathtubs



- Faucet leak: No
- Pipes leak: No

4. Showers



Showers:

- Faucet leaks: No
- Pipes leak: No

5. Toilet



- Bowl loose: No
- Operable: Yes

6. Shower/Bathtub Area



Shower/Bathtub Area:

- Ceramic/Plastic
- Caulk/Grout needed: No

Master Bathroom (continued)

7. Drainage



8. Water Flow



9. Moisture Stains Present



Moisture Stains:

- No

10. Doors



11. Window



12. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

13. Heat Source Present



Heat Source:

- Yes

14. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes

Half Bath

1. Location



2. Sinks



- Faucet leaks: No
- Pipes leak: No

3. Toilet



- Bowl loose: No
- Operable: Yes

4. Drainage



5. Water Flow



6. Moisture Stains Present



- Moisture Stains:
- No

7. Doors



8. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

Half Bath (continued)

9. Heat Source Present



Heat Source:

- Yes

10. Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes

Bedroom 1

1. Location



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present



Heating Source:

- Yes

Bedroom 1 (continued)

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)



Bedroom 2

1. Location



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

Bedroom 2 (continued)

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)



Bedroom 3

1. Location



2. Walls & Ceiling



3. Floor



4. Ceiling Fan



Ceiling Fan:

- Recommend repair/replace

Observations:

- *The ceiling fan in the bedroom was not operational when tested. Recommend a licensed electrician evaluate and repair or replace as needed.*

Bedroom 3 (continued)



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)



Master Bedroom

1. Location



Master Bedroom (continued)

2. Walls & Ceiling



3. Floor



4. Ceiling Fan



5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes
- Open ground/Reverse polarity: No

6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

- Egress restricted: No

8. Door



9. Window(s)



Fireplace

1. Location



Location:

- Living room



Fireplace



Fireplace operating

2. Type



Type:

- Gas

3. Material



Material:

- Metal (prefabricated)

4. Miscellaneous



Miscellaneous:

- There was a blower built in which is operable
- The damper was operable
- The hearth extension was adequate

5. Mantel



Materials:

- Secure

Stairs, Steps, Hallways

1. Stairs, Steps, Hallways



Stairs, Steps, Hallways:

- Stairs condition: Satisfactory
- Handrail: Satisfactory
- Risers/Treads: Satisfactory

Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors



Materials:

- Smoke detectors are present
- Smoke detectors are operable
- Carbon monoxide detectors are present
- Carbon monoxide detectors are operable

Observations:

• Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.

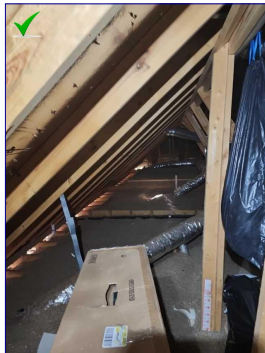
Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location

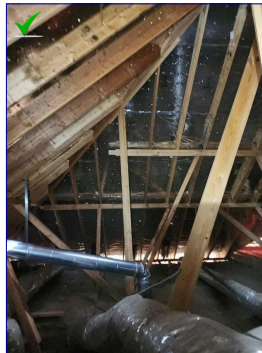


Access Inspected From:

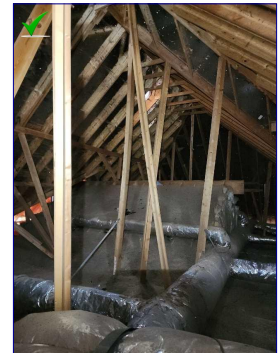
- Access: Stairs through bonus room
- Inspected from: In the attic
- Location: Other



The Attic View



The Attic View



The Attic View

Attic/Structure/Framing/Insulation (continued)



The Attic View

2. Flooring

Flooring:
• Partial

3. Insulation



Insulation:
• Loose

4. Insulation Installed In



Insulation Installed In:
• Between ceiling joists

5. Ventilation



Ventilation:
• Ventilation appears adequate

6. HVAC Duct



7. Structural problems observed



Structural Problems:
• No

8. Roof Structure



Roof Structure:
• Rafters
• Wood
• Collar ties
• Knee wall

Attic/Structure/Framing/Insulation (continued)

9. Ceiling joists

Ceiling Joists:

- Wood

10. Sheathing

Sheathing:

- OSB



11. Evidence of condensation/moisture/leaking

Condensation/Moisture/Leaking:

- Evidence of condensation: No
- Evidence of moisture: No
- Evidence of leaking: No



12. Electrical

Electrical:

- No apparent defects



Crawl Space

Plumbing

1. Main Shut-off Location

Location:

- Outside at the curbside



Main water shutoff location

Plumbing (continued)

2. Water Entry Piping



Type:
• Not visible

3. Visible Water Distribution Piping



Materials:
• PEX Plastic

4. Flow



5. Pipes Supply/Drain



Supply/Drain:
• Cross connection: No

6. Drain/Waste/Vent Pipe



Materials:

• PVC

Observations:

• Sewer lines from the main sewer line to the home are not visible and therefore are not part of the home inspection. This Lateral sewer line is the homeowner's responsibility. Therefore we recommend a sewer line scope/camera inspection by a qualified contractor.

7. Traps - Proper P-Type/Drainage



Condition:

• Yes
• Drainage: Satisfactory

8. Fuel Line



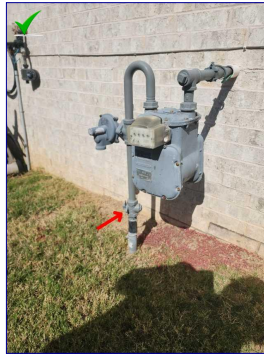
Materials:
• Fuel line: Not visible

9. Main Fuel Shut-off Location



Materials:
• On the side exterior wall

Plumbing (continued)



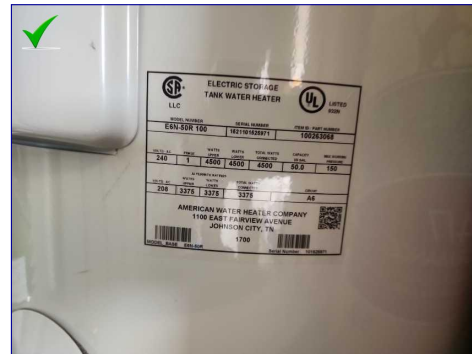
Main gas shutoff location

Water Heater

1. Brand Name



The Water Heater Area




The Water Heater Data Tag

Heating System

1. Brand

Brand:
 • Brand : Goodman



Heating System (continued)



The furnace area

2. Energy Source/Warm Air System



- Electric
- Central system

3. Safety Controls



- Safety Controls:
- Disconnect: Yes
 - Normal operating and safety controls observed

4. Distribution



- Distribution:
- Metal duct

5. Filter



- Filter:
- Standard
 - Needs cleaning/replacement



The furnace filter is dirty. Recommend changing the filter per the manufacturer's recommendations.

Heating System (continued)

6. When Turned On By Thermostat

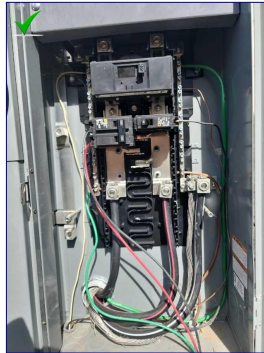
When Turned On:

- Proper operation: Yes



Electric - Main Panel

1. Main Panel General



The main electrical service panel

2. Location

Location:

- Exterior wall



3. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes



4. Amperage/Voltage

Amperage/Voltage:

- 200a



5. Breakers/Fuses

- Breakers/Fuses: Breakers



Electric - Main Panel (continued)

6. Appears Grounded

- Appears Grounded: Yes



7. Main Wire

- Main Wire:
- Not visible



8. Branch Wire

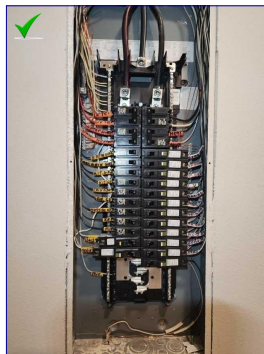
- Type:
- Aluminum (multi-strand)



Electric - Sub Panel

1. Location

- Location:
- Closet



Electric Sub-Panel

2. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes



3. Breakers/Fuses

- Breakers/Fuses:
- Breakers



Electric - Sub Panel (continued)

4. Appears Grounded

- Appears Grounded: Yes



5. GFCI/AFCI Breaker

- GFCI breaker installed: Yes
- GFCI breaker operable: Yes
- **AFCI** breaker installed: Yes
- AFCI breaker operable: Yes



6. Branch Wire

Type:

- Copper
- Romex

Condition:

- The neutral and ground wires are separated



Cooling System - Interior

1. Cooling System: General

General:

- Central System



2. Age

Age:

- Age:



3. Evaporator Coil

Evaporator Coil:

- Satisfactory



4. Condensate Line

Materials:

- To exterior



Cooling System - Interior (continued)

5. Secondary Condensate Line



Secondary Condensate Line:

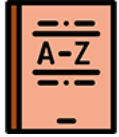
- Present: Yes
- Float switch installed

6. Differential



Differential:

- Differential: 19 degrees



Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.