



**A to Z Inspection Services**

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Prepared For: Sean Litherland

Inspected On Fri, Aug 1, 2025 at 10:00 AM

Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

# Report Summary

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

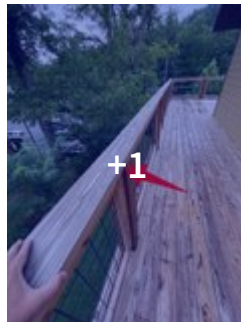
## 22 Repair or Replacement Needed

### Site: Patios/Decks

[Jump to Section](#)

#### Repair or Replacement Needed

Recommend securing the loose deck boards and loose handrails.



### Exterior: Exterior Covering

[Jump to Section](#)

#### Repair or Replacement Needed

Example pics of siding to soil contact; recommend adjusting soil away from contact throughout as needed while creating / maintaining a positive drainage slope.



## Roofing: Flashings

[Jump to Section](#)

### Repair or Replacement Needed

Recommend installing kickout flashing throughout as needed to prevent moisture intrusion.



## Electrical: Type of Service

[Jump to Section](#)

### Repair or Replacement Needed

Recommend trimming vegetation away from contact with service wires as needed.



## Electrical

[Jump to Section](#)

### Repair or Replacement Needed

Recommend enclosing all open knockouts throughout as needed.





### Repair or Replacement Needed

GFCI receptacles recommended at exterior.



## HVAC: Heating: Filter Type

[Jump to Section](#)

### Repair or Replacement Needed

Air filters are dirty and should be changed.

## HVAC: Cooling: Condensate Drainage

[Jump to Section](#)

### Repair or Replacement Needed

Recommend extending all condensate drain lines away from the foundation.



## HVAC: Cooling

[Jump to Section](#)

### Repair or Replacement Needed

Recommend leveling the exterior HVAC unit as needed.



## Bathrooms: Bathroom #1: GFCI Protection

[Jump to Section](#)

### Repair or Replacement Needed

Receptacle has open ground. Recommend further electrician evaluation and repair as needed.

\*\*\*\*GFCI receptacles recommended within 6' of water sources.



## Bathrooms: Bathroom #2: GFCI Protection

[Jump to Section](#)

### Repair or Replacement Needed

GFCI receptacles recommended within 6' of water sources.



### Bathrooms: Bathroom #3: GFCI Protection

[Jump to Section](#)

#### Repair or Replacement Needed

GFCI receptacles recommended within 6' of water sources.



### Bathrooms: Bathroom #4: GFCI Protection

[Jump to Section](#)

#### Repair or Replacement Needed

GFCI receptacles recommended within 6' of water sources.



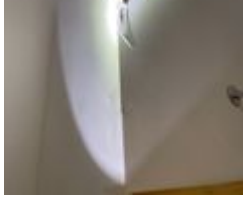
### Bathrooms: Bathroom #4

[Jump to Section](#)

#### Repair or Replacement Needed

Wall at corner of shower shows moisture damage. Recommend further evaluation and repair / replacement as needed.





## Bathrooms: Bathroom #5: GFCI Protection

[Jump to Section](#)

### Repair or Replacement Needed

GFCI receptacles recommended within 6' of water sources.



## Bathrooms: Bathroom #6: GFCI Protection

[Jump to Section](#)

### Repair or Replacement Needed

GFCI receptacles recommended within 6' of water sources.



## Bathrooms: Bathroom #7: Shower

[Jump to Section](#)

### Repair or Replacement Needed

Shower head leaks and sprays on drywall. This could possibly be cause of moisture damage



in bathroom 4. Recommend repair / replacement as needed.



## Bathrooms: Bathroom #7: GFCI Protection

[Jump to Section](#)

### Repair or Replacement Needed

GFCI receptacles recommended within 6' of water sources.



## Bathrooms: Bathroom #8: GFCI Protection

[Jump to Section](#)

### Repair or Replacement Needed

GFCI receptacles recommended within 6' of water sources.



## Kitchen

[Jump to Section](#)

### Repair or Replacement Needed

GFCI receptacles recommended within 6' of water sources.



## Interior: Window Types

[Jump to Section](#)

### Repair or Replacement Needed

Window shows evidence of leaking insulated glass.

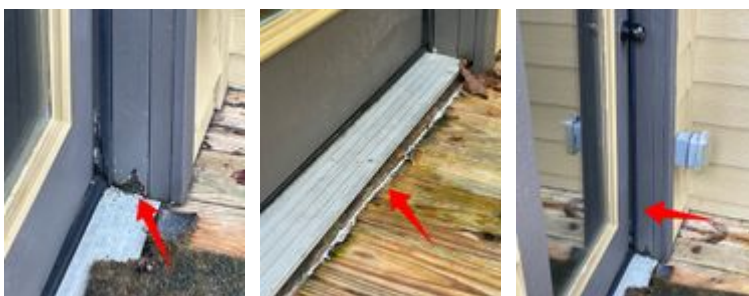


## Interior: Entry Door Types

[Jump to Section](#)

### Repair or Replacement Needed

Deck entry doors show moisture damage at door frame and threshold, and door is bowing. Recommend further evaluation and repair / replacement as needed.





# General

General information about the property inspected and the conditions that existed when the inspection was performed.

## Property Type

Rental

## Stories

Two

## Approximate Age

2 years

## Furnished

Yes

## Occupied

No

## Weather

Overcast

## Temperature

Warm

## Soil Condition

Wet

## Utilities On During Inspection

Electric Service, Water Service

## People Present

Not Present

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

### Site Grading

Sloped Toward Structure

Condition: Marginal

#### Comment 1 Information

Example pic; Recommend creating a positive drainage slope throughout perimeter to divert water away from the foundation and prevent erosion.



### Vegetation

Growing Against Structure

Condition: Marginal

#### Comment 2 Information

Example pic; Recommend trimming vegetation away from contact with house throughout as needed.



### Retaining Walls

Masonry

Condition: Satisfactory



### Comment 3 Information

Dirt was washing / eroding on to patio. Recommend additional dirt retention.

### Driveway

Asphalt

Condition: Satisfactory



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## Walkways

Concrete

Condition: Satisfactory



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## Steps/Stoops

Concrete

Condition: Satisfactory



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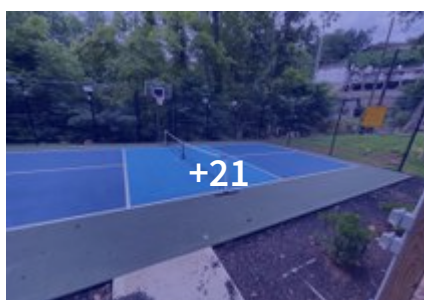
## Patios/Decks

Concrete, Wood

Condition: Satisfactory

### Comment 4 Information

Deck wood appeared to be in overall functional condition. Recommend applying a protective coating throughout as needed to extend the life of the wood / materials.





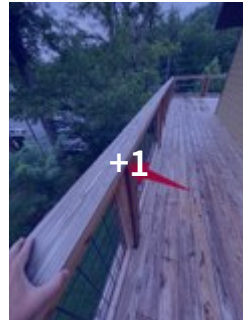
**Comment 5**  
**Information**

Patio shows settlement cracking but is still usable.



**Comment 6**  
**Repair or Replacement Needed**

Recommend securing the loose deck boards and loose handrails.



**Comment 7**  
**Information**

Hot tub was functional at time of inspection. Hot tub cover shows some damage.





**Comment 8**  
**Information**

HVAC unit is condensating onto patio. This is a trip / slip hazard, use with caution.



**Comment 9**  
**Information**

Recommend additional support at stair stringers as needed.



## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

**Exterior Covering**

Fiber cement

Condition: Satisfactory



### **Comment 10**

#### **Information**

Recommend caulking / sealing windows, doors, corners, and utility / exterior penetrations.



### **Comment 11**

#### **Information**

Damaged siding observed at front of house.



### **Comment 12**

#### **Information**

Example pic; no visible flashing at siding to block transitions throughout.



### **Comment 13**

### Repair or Replacement Needed

Example pics of siding to soil contact; recommend adjusting soil away from contact throughout as needed while creating / maintaining a positive drainage slope.



## Exterior Comments

### Comment 14 Information

Exterior reference pics.

Siding was showing some wear, but was still in functional condition.



## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

## Inspection Method

From Ground with Binoculars

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## Roof Design

Gable

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## Roof Covering

Metal

Condition: Satisfactory

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## Approximate Roof Age

2 years, appears original

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## Ventilation Present

Soffit, Ridge Vents

Condition: Satisfactory

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## Vent Stacks

Plastic

Condition: Satisfactory

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## Flashings

Metal

Condition: Marginal

### Comment 15

#### Repair or Replacement Needed

Recommend installing kickout flashing throughout as needed to prevent moisture intrusion.



**Comment 16****Information**

Improper flashing observed at left front of house. Recommend repair / replacement as needed.

**Comment 17****Information**

Improper flashing observe at rear of house.

**Soffit and Fascia**

Wood, Aluminum

Condition: Satisfactory

**Comment 18****Information**

WDO damage observed at fascia.





#### **Comment 19**

##### **Information**

Soffit is damaged and unsealed at electrical mast.



### **Gutters & Downspouts**

Metal

Condition: Further Evaluation Required

#### **Comment 20**

##### **Information**

Recommend repair / adjustment of the improperly sloped gutters as needed.



#### **Comment 21**

##### **Information**

No gutters present at upper level deck roof. Guttering installation recommended to prevent moisture intrusion and damage.



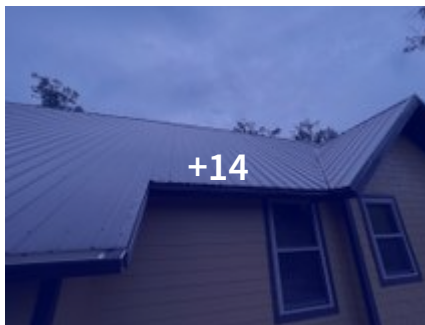
## Roofing Comments

### Comment 22

#### Information

Roof coverings were showing normal wear for age, and were in overall adequate condition at time of inspection.

\*\*\*\* Leaks are not always detectable.



### Comment 23

#### Information

Recommend securing the loose fasteners throughout as needed.



# Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

## Foundation Types

Basement

## Foundation Material

Concrete Block

Condition: Satisfactory

## Signs of Water Penetration

Moisture, Dampness, Stains, Efflorescence, Mildew

Condition: Further Evaluation Required

## Floor Structure

Not Inspected

### Comment 24

#### Information

Subfloor / joists / structure were not fully visible due to insulation and / or finish materials installed throughout.

## Structure Comments

### Comment 25

#### Information

Finished / partially basement - No representation made to the condition of the covered walls, or not readily accessible areas. Previous moisture damage and mold cannot always be detected. Further testing is available.

Subfloor / joists / structure were not fully visible due to insulation and / or finish materials installed throughout.

Concrete floor not visible due to finish floor coverings.



## Comment 26

### Information

Moisture staining / efflorescence / organic growth observed within the basement.  
Recommend further evaluation and repair / remediation as needed.

\*\*\*Gutters appear to be overflowing and negative grading appears to be contributing to moisture.



## Structure: Attic

### Attic Entry

Closet



## Roof Framing Type

Wood Trusses

Condition: Satisfactory

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## Roof Deck Material

Oriented Strand Board

Condition: Satisfactory

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## Vent Risers

PVC

Condition: Satisfactory

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## Insulation

Blown In Cellulose

Condition: Satisfactory

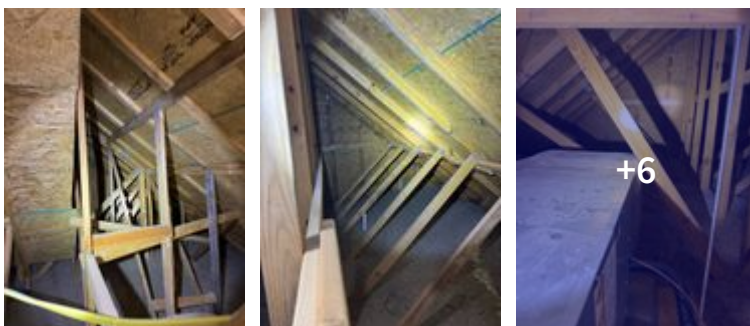
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## Structure: Attic Comments

### Comment 27

#### Information

Attic reference pics;



## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the

National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

### Type of Service

Overhead

#### Comment 28

##### Information

Overhead electric service in place.



#### Comment 29

##### Repair or Replacement Needed

Recommend trimming vegetation away from contact with service wires as needed.



#### Comment 30

##### Information

Electrical mast boot shows unsealed section and has electrical tape at top of boot.





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### Main Disconnect Location

Meter Box

#### Comment 31 Information

Main electrical disconnect is located at the electrical meter.



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### Service Panel Location

Interior

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### Service Line Material

Aluminum

Condition: Satisfactory

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### Service Amperage

200 amps x2

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### Service Panel Ground

Unknown Not Visible

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### Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

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### **Comment 32**

#### **Information**

Representation made to visible wiring only. No representation made to any wiring or electrical connections, components, and hardware behind walls and not readily accessible areas.

### **Overcurrent Protection**

Breakers

Condition: Satisfactory

### **GFCI/AFCI Breakers**

Yes

Condition: Satisfactory

### **Smoke Detectors**

Hard Wired

Condition: Satisfactory

## **Electrical Comments**

### **Comment 33**

#### **Information**

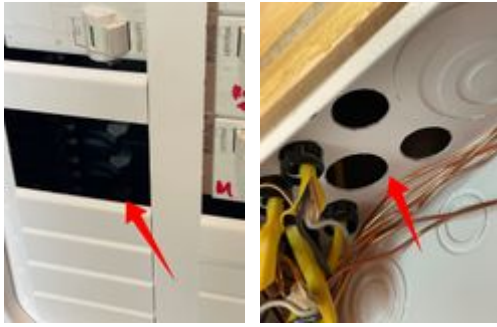
Panel size appeared to be compatible to service size.



### **Comment 34**

#### **Repair or Replacement Needed**

Recommend enclosing all open knockouts throughout as needed.



#### **Comment 35**

##### **Information**

Left electrical panel is pushed back too far in the wall for the bottom cover screws to attach.



#### **Comment 36**

##### **Repair or Replacement Needed**

GFCI receptacles recommended at exterior.



# HVAC

## HVAC System Type

Central Split System

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## Thermostat

Digital

Condition: Satisfactory

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## HVAC: Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

## Location

Basement, Hallway, Attic

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## Type of Equipment

Heat Pump

Condition: Satisfactory

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## Manufacturer

Trane

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## Heating Fuel

Electric

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## Approximate Age

3 years

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## Filter Type

Disposable

Condition: Marginal

### Comment 37

#### Repair or Replacement Needed

Air filters are dirty and should be changed.

## Type of Distribution

Flexible Ducting

Condition: Satisfactory

### Comment 38

#### Information

Representation made to readily accessible and visible ductwork.

### Comment 39

#### Information

HVAC registers are dirty.



### Comment 40

#### Monitor

Recommend cleaning ductwork throughout as needed.

## HVAC: Heating Comments

### Comment 41

#### Information

HVAC unit was in normal working order at time of inspection. An HVAC technician evaluation and cleaning is recommended to extend the life of the unit.

Basement area temps never reached desired temp. Pool / pool room HVAC was heating at time of inspection. If this is a concern, recommend further evaluation and repair / replacement as needed.



Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## HVAC: Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

### Energy Source

Electric

### Type of Equipment

Split System

Condition: Satisfactory



## Condenser Make

American Standard

## Condenser Approximate Age

3 years and 4 years

## Condensate Drainage

To Exterior

Condition: Marginal

### Comment 42

#### Repair or Replacement Needed

Recommend extending all condensate drain lines away from the foundation.

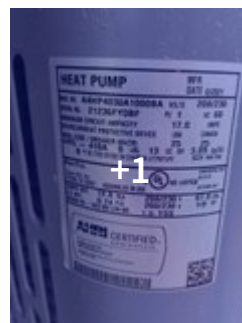


## HVAC: Cooling Comments

### Comment 43

#### Information

HVAC units were in normal working order at time of inspection. An HVAC technician evaluation and cleaning is recommended to extend the life of the units.



**Comment 44****Repair or Replacement Needed**

Recommend leveling the exterior HVAC unit as needed.



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

**Water Service**

Public

**Supply Pipe Material**

PEX

Condition: Satisfactory

**Location of Main Water Shutoff**

Basement

**Comment 45****Information**

Main interior water shut off is located in the basement.



## Sewer System

Not Inspected

### Comment 46

#### Information

Septic / sewer inspection not part of general inspection.

No representation made to the condition of the buried drain pipes.

## Waste Pipe Material

PVC

Condition: Satisfactory

## Plumbing Comments

### Comment 47

#### Information

Representation made to visible plumbing only.

### Comment 48

#### Information

Water pressure is satisfactory between 40-80 psi.





**Comment 49**  
**Information**

Fire sprinkler system is not part of standard inspection.



## Plumbing: Water Heater

**Manufacturer**

Rheem

**Fuel**

Electric

**Capacity**

100 gal

**Approximate Age**

3 years

**Temp & Pressure Relief Valve**

Present With Blow Off Leg

Condition: Satisfactory

**Fuel Disconnect**

Within Sight of Equipment

**Seismic Straps Installed**

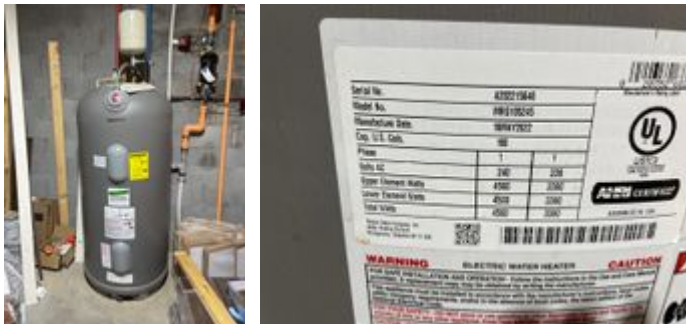
Not Present

Plumbing: Water Heater Comments

**Comment 50**

**Information**

Water heater was in normal working order at time of inspection.



Bathrooms

Bathrooms: Bathroom #1

**Location**

First floor

## Sink(s)

Single Vanity

Condition: Satisfactory

### Comment 51

#### Information

Recommend caulking / sealing countertop edges and backsplash as needed.



## Toilet

Standard Tank

Condition: Satisfactory

## Floor

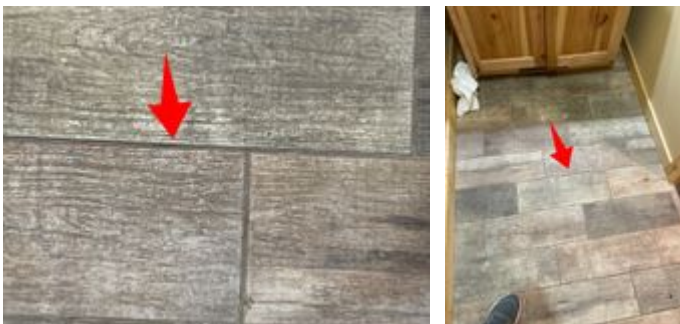
Tile

Condition: Satisfactory

### Comment 52

#### Information

Floor tiles are loose and grout is missing in this area.



## Ventilation Type

Ventilator

Condition: Satisfactory

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## GFCI Protection

Not Present

### Comment 53

#### Repair or Replacement Needed

Receptacle has open ground. Recommend further electrician evaluation and repair as needed.

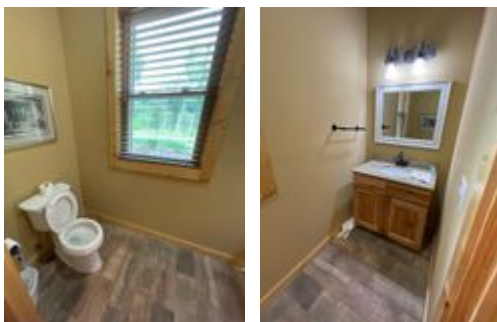
\*\*\*\*GFCI receptacles recommended within 6' of water sources.



## Bathrooms: Bathroom #1 Comments

### Comment 54

#### Information



# Bathrooms: Bathroom #2

## Location

First floor

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## Bath Tub

Recessed

Condition: Satisfactory

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## Shower

In Tub

Condition: Satisfactory

---

## Sink(s)

Single Vanity

Condition: Satisfactory

---

## Toilet

Standard Tank

Condition: Satisfactory

---

## Shower Walls

Fiberglass / Acrylic / Plastic

Condition: Satisfactory

---

## Tub Surround

Fiberglass / Acrylic / Plastic

Condition: Satisfactory

---

## Floor

Tile

Condition: Satisfactory

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#### **Comment 55**

##### **Information**

Recommend filling gaps in floor covering as needed.



#### **Ventilation Type**

Ventilator

Condition: Satisfactory

#### **GFCI Protection**

Not Present

#### **Comment 56**

##### **Repair or Replacement Needed**

GFCI receptacles recommended within 6' of water sources.



#### **Comment 57**

##### **Information**

Recommend installing receptacle / switch cover plate screws throughout as needed.





## Bathrooms: Bathroom #2 Comments

### Comment 58 Information



## Bathrooms: Bathroom #3

### Location

First floor

### Shower

Stall

Condition: Satisfactory

### Comment 59 Information

Shower head leaks during operation.





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**Sink(s)**

Single Vanity

Condition: Satisfactory

---

**Toilet**

Standard Tank

Condition: Satisfactory

---

**Shower Walls**

Tile

Condition: Satisfactory

---

**Floor**

Tile

Condition: Satisfactory

---

**Ventilation Type**

Ventilator

Condition: Satisfactory

---

**GFCI Protection**

Not Present

---

**Comment 60****Repair or Replacement Needed**

GFCI receptacles recommended within 6' of water sources.





## Bathrooms: Bathroom #3 Comments

### Comment 61 Information



## Bathrooms: Bathroom #4

### Location

First floor

### Bath Tub

Recessed

Condition: Satisfactory

### Shower

In Tub

Condition: Satisfactory

**Sink(s)**

Single Vanity

Condition: Satisfactory

---

**Toilet**

Standard Tank

Condition: Satisfactory

---

**Shower Walls**

Fiberglass

Condition: Satisfactory

---

**Tub Surround**

Fiberglass / Acrylic / Plastic

Condition: Satisfactory

---

**Floor**

Tile

Condition: Satisfactory

---

**Ventilation Type**

Ventilator

Condition: Satisfactory

---

**GFCI Protection**

Not Present

**Comment 62****Repair or Replacement Needed**

GFCI receptacles recommended within 6' of water sources.



## Bathrooms: Bathroom #4 Comments

### Comment 63 Information



### Comment 64 Information

Vanity light bulb appears blown.



### Comment 65 Repair or Replacement Needed

Wall at corner of shower shows moisture damage. Recommend further evaluation and repair / replacement as needed.





## Bathrooms: Bathroom #5

### Location

Second floor

### Bath Tub

Recessed

Condition: Satisfactory

### Shower

In Tub

Condition: Satisfactory

### Sink(s)

Single Vanity

Condition: Satisfactory

### Toilet

Standard Tank

Condition: Satisfactory

### Shower Walls

Fiberglass

Condition: Satisfactory

### Tub Surround

Fiberglass / Acrylic / Plastic

Condition: Satisfactory

---

### Floor

Tile

Condition: Satisfactory

---

### Ventilation Type

Ventilator

Condition: Satisfactory

---

### GFCI Protection

Not Present

#### Comment 66

#### Repair or Replacement Needed

GFCI receptacles recommended within 6' of water sources.



### Bathrooms: Bathroom #5 Comments

#### Comment 67

#### Information





## Bathrooms: Bathroom #6

### Location

Second floor

### Bath Tub

Recessed

Condition: Satisfactory

### Shower

In Tub

Condition: Satisfactory

#### Comment 68 Information



### Sink(s)

Single Vanity

Condition: Satisfactory

#### Comment 69 Information

Recommend caulking / sealing countertop edges and backsplash as needed.



## Toilet

Standard Tank

Condition: Satisfactory

## Shower Walls

Fiberglass

Condition: Satisfactory

## Tub Surround

Fiberglass / Acrylic / Plastic

Condition: Satisfactory

## Floor

Tile

Condition: Satisfactory

## Comment 70

### Information

Damaged tile observed.



## Ventilation Type

Ventilator

Condition: Satisfactory

## GFCI Protection

Not Present

### Comment 71

#### Repair or Replacement Needed

GFCI receptacles recommended within 6' of water sources.



## Bathrooms: Bathroom #6 Comments

### Comment 72

#### Information



# Bathrooms: Bathroom #7

## Location

Second floor

---

## Bath Tub

Recessed

Condition: Satisfactory

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## Shower

In Tub

Condition: Repair or Replace

### Comment 73

#### Repair or Replacement Needed

Shower head leaks and sprays on drywall. This could possibly be cause of moisture damage in bathroom 4. Recommend repair / replacement as needed.



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## Sink(s)

Single Vanity

Condition: Satisfactory

---

## Toilet

Standard Tank

Condition: Satisfactory

---

## Shower Walls

Fiberglass

Condition: Satisfactory

---

### **Tub Surround**

Fiberglass / Acrylic / Plastic

Condition: Satisfactory

---

### **Floor**

Tile

Condition: Satisfactory

---

### **Ventilation Type**

Ventilator

Condition: Satisfactory

---

### **GFCI Protection**

Not Present

#### **Comment 74**

#### **Repair or Replacement Needed**

GFCI receptacles recommended within 6' of water sources.



## **Bathrooms: Bathroom #7 Comments**

#### **Comment 75**

#### **Information**

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## Bathrooms: Bathroom #8

### Location

Basement

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### Shower

In Tub

Condition: Satisfactory

---

### Sink(s)

Single Vanity

Condition: Satisfactory

---

### Toilet

Standard Tank

Condition: Satisfactory

---

### Shower Walls

Tile

Condition: Satisfactory

---

### Floor

Tile

Condition: Satisfactory

---

## Ventilation Type

Ventilator

Condition: Satisfactory

---

## GFCI Protection

Not Present

### Comment 76

#### Repair or Replacement Needed

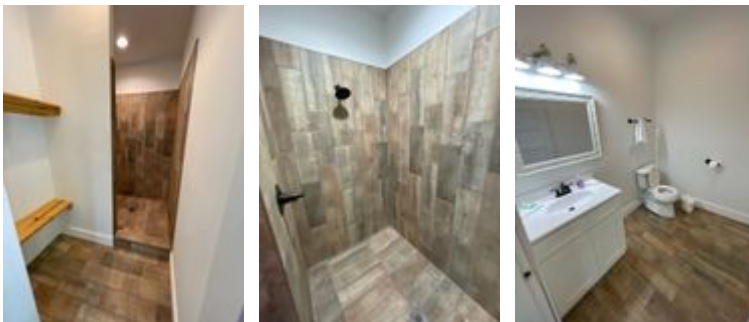
GFCI receptacles recommended within 6' of water sources.



## Bathrooms: Bathroom #8 Comments

### Comment 77

#### Information



### Comment 78

#### Information

Strike plate was not installed at time of inspection.



## Kitchen

### Cabinets

Wood

Condition: Satisfactory

#### Comment 79

##### Information

Kitchen cabinets show normal wear.

### Countertops

Granite

Condition: Satisfactory

#### Comment 80

##### Information

Countertops show normal wear.

### Sink

Double

Condition: Satisfactory



### Comment 81

#### Information

No leaks observed under sink at time of inspection.

Dishwasher drain line did not perform a visible high loop to create a trap under sink.

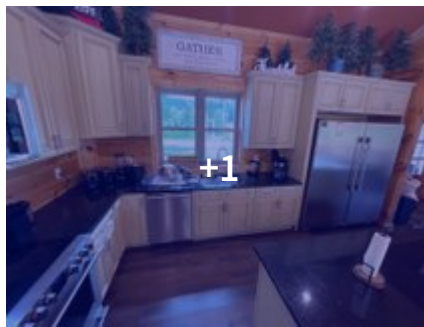


## Kitchen Comments

### Comment 82

#### Information

Kitchen reference pics;



### Comment 83

#### Information

Floor covering shows some damage.



#### **Comment 84**

#### **Repair or Replacement Needed**

GFCI receptacles recommended within 6' of water sources.



## **Kitchen: Appliances**

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

### **Range**

Frigidaire

Condition: Satisfactory

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### **Refrigerator**

Electrolux

Condition: Satisfactory

---

### **Dishwasher**

Frigidaire

Condition: Satisfactory

---

### **Microwave / Range Hood**

Frigidaire

Condition: Satisfactory

## Kitchen: Appliances Comments

### Comment 85

#### Information

Appliances tested for operation, working or not. Quality or extent of operation not part of testing or inspection.

\*\*\*\* The dishwasher (if present) is ran for one cycle to check for leaks and operation. Additional cycles are not ran to verify longevity of drainage. The drain hose is not removed to verify plug is out of disposal.



## Laundry

### Dryer Venting

Through wall

Condition: Satisfactory

### Comment 86

#### Information

All of venting is not visible and cannot be represented.

\*\*\*\* As a maintenance and safety item, dryer vents should be cleaned regularly.

### Comment 87

#### Information

Dryer venting shows heavy lint presence. Recommend cleaning dryer ducting.



### GFCI Protection

Not Inspected

### Laundry Hook Ups

Yes

Condition: Satisfactory

### Laundry Comments

### Comment 88

#### Information

Washer and dryer not part of general inspection. Because we do not test washing machines, it is generally not possible to check water flow at supply and waste pipes. Areas of visibility due to appliances are limited at walls, floors, connections, and outlets. Drain pipes are not visible, and cannot be represented. We do recommend replacing older washer supply hoses to prevent future leaks or failure. Dryer temps cannot be properly verified, and dryer vents should be cleaned as part of routine maintenance to prevent a fire hazard.



# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

## Floors

Tile, Vinyl

Condition: Satisfactory

### Comment 89

#### Information

Floor coverings throughout showed normal wear, scratches, and scuffs, but were in overall satisfactory condition.

## Walls and Ceilings

Painted Drywall, Wood

Condition: Satisfactory

### Comment 90

#### Information

Interior walls and ceilings showed normal wear, typical cosmetic cracks, some nail pops, staining, and drywall settling cracks, but were in overall satisfactory / functional condition.

## Window Types

Double Hung, Fixed

Condition: Satisfactory

### Comment 91

### Repair or Replacement Needed

Window shows evidence of leaking insulated glass.



### Comment 92 Information

Recommend sealing drywall gaps around windows throughout as needed.



### Entry Door Types

Hinged

Condition: Further Evaluation Required

### Comment 93

#### Repair or Replacement Needed

Deck entry doors show moisture damage at door frame and threshold, and door is bowing. Recommend further evaluation and repair / replacement as needed.



**Comment 94****Information**

Rear deck entry threshold shows damage and gap at flooring.

**Comment 95****Information**

Gaps observed at multiple entry doors show thresholds.

**Comment 96****Information**

Doorstop has damaged door.



## Interior Door Materials

Wood

### Comment 97

#### Information

Recommend installing doorstops throughout where missing to prevent damage.



### Comment 98

#### Information

Owner's closet was locked at time of inspection.



## Fireplace

Electric

Condition: Satisfactory

### Comment 99

#### Information

Electric fireplace was in normal working order at time of inspection.





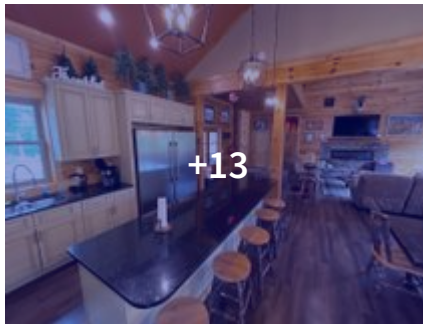


## Interior Comments

### Comment 100

#### Information

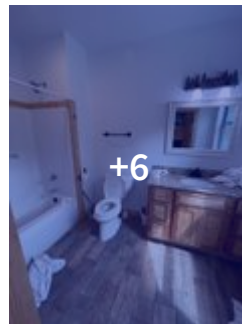
First floor interior reference pics.



### Comment 101

#### Information

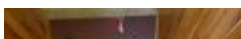
Second floor interior reference pics.

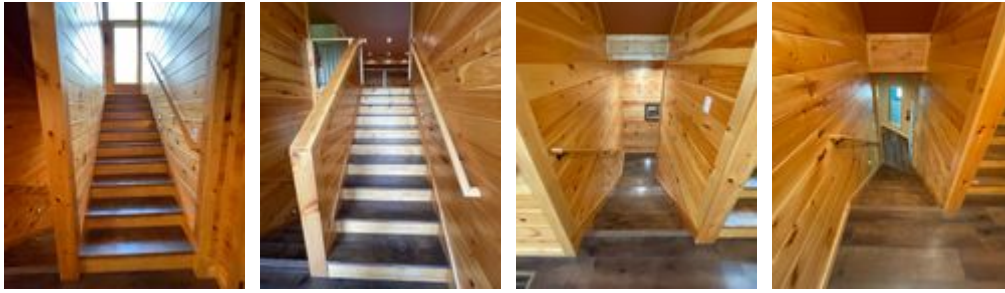


### Comment 102

#### Information

Interior stairs show normal wear and are in adequate condition.





## Pool/Spa

The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.

### Deck Material

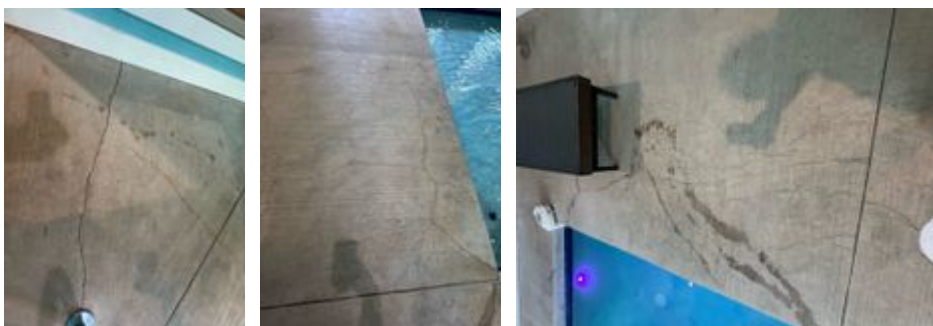
Concrete

Condition: Marginal

#### Comment 103

##### Information

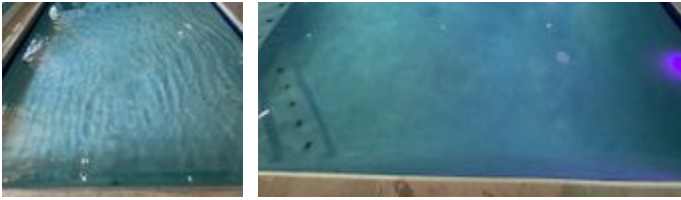
Pool decking shows settlement cracking.



### Interior Finish

Concrete/Aggregate





### Installed Equipment

Filter, Skimmer, Pump Motor was turned on and appears to function no warrantee is implied regarding condition of motor



### Type of Barrier

Wall

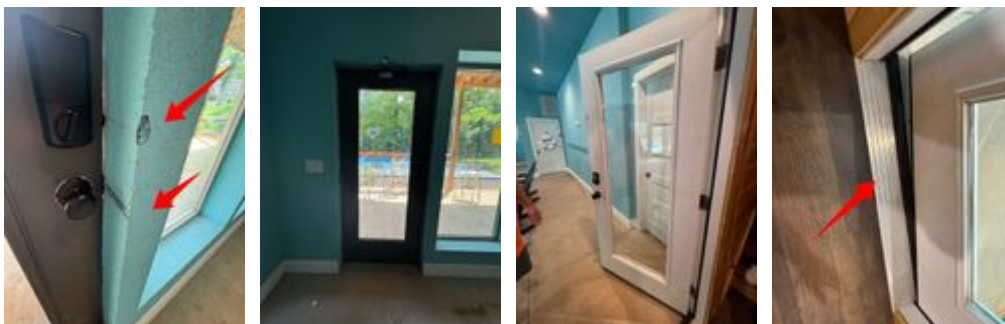
Condition: Satisfactory

#### Comment 104

##### Information

Doors need adjustment / repair to function properly. Wall shows damage

Recommend supporting / securing the loose threshold as needed.

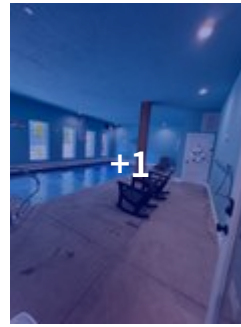


### Pool/Spa Comments

### Comment 105

#### Information

Pool room ref pics;



### Comment 106

#### Information

Pool room HVAC was functional at time of inspection. Recommend verifying with manufacturer for use within a wet location. This could cause premature deterioration / failure.



### Comment 107

#### Information

Recommend repair / supporting the leaning handrail.



**Comment 108****Information**

Owner's closets locked and not entered at time of inspection.

