



# Inspection Agreement

Prepared for: Mr Smith

12 Some Where  
Some Where, Tennessee 00000



Inspected by  
Charles Home Inspection #1677

# Charles Home Inspection

Page 1 of 21

Mr Smith  
12 Some Where



06/21/2023 05:48:28 pm

## Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior	3
Roof	5
Garage/Carport	6
Electrical	7
Structure	8
Attic	9
Crawl Space	10
Air Conditioning	11
Plumbing	12
Bathroom	13
Kitchen	14
Bedroom	16
Living Space	17
Laundry Room/Area	18
Final Comments	18
Summary	19

# Charles Home Inspection

Page 2 of 21

Mr Smith  
12 Some Where



06/21/2023 05:48:28 pm

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Satisfactory	Functional with no obvious signs of defect.
Marginal	Indicates the component will probably require repair or replacement within the next five years.
Poor	Indicates the component will need repair or replacement.
Not Applicable	
Not Completed/Installed	

## General Information

### Property Information

Property Address: 12 Some Where  
City: Some Where State: Tennessee Zip: 00000

### Client Information

Client Name: Mr Smith  
Client Address:  
City: State: Zip:  
Email: 123@gmail.com

### Inspection Company

Inspector Name Charles Hooker  
Company Name Charles Home Inspection  
Address: Mt Juliet  
Phone: 615-295-0325  
Email: charles@charleshomeinspection.com Web: Charleshomeinspection.com  
Amount Due: 425 Amount Received: 425

### Conditions

Others Present: Home Owner, Buyer, Buyer's Agent Property Occupied: Occupied  
Inspection Date: 2023-06-14  
Utilities On: Yes  
Temperature: 75 degrees  
Weather: Partly cloudy, Rain Soil Conditions: Damp

# Charles Home Inspection



06/21/2023 05:48:28 pm

## Lots and Grounds

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Satisfactory                      Functional with no obvious signs of defect.
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1. Satisfactory

Driveway: Concrete - [Typical Cracks](#)



2. Satisfactory

Walks: Concrete

3. Satisfactory

Porch, Steps Concrete

4. Satisfactory

Deck: Treated wood - [Recommend adding handrailings to the deck structure.](#)



## Exterior

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Satisfactory                      Functional with no obvious signs of defect.
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- Poor                                Indicates the component will need repair or replacement.
- Not Applicable
- Not Completed/Installed

Main Exterior Surface

1. Satisfactory

Type: Brick, Vinyl siding - [There are areas where the brick mortar has separated causing cracks. Recommend a qualified contractor evaluate and properly seal/tuck point those areas on the home.](#)



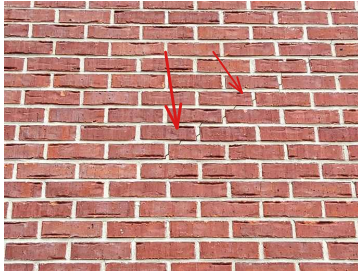
# Charles Home Inspection



06/21/2023 05:48:28 pm

## Exterior (Continued)

Type: (continued)



2. Satisfactory
3. Satisfactory
4. Satisfactory
5. Satisfactory
6. Satisfactory
7. Satisfactory
8. Satisfactory
9. Satisfactory
10. Satisfactory

- Trim: Wood
- Fascia: Wood
- Soffits: Aluminum
- Entry Doors: Wood
- Windows: Vinyl casement
- Window Screens: Vinyl mesh
- Exterior Electric Outlets: 110 VAC
- Hose Bibs: Rotary
- Gas Meter: Exterior surface mount at side of home





06/21/2023 05:48:28 pm

## Roof

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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- Poor                                  Indicates the component will need repair or replacement.
- Not Applicable
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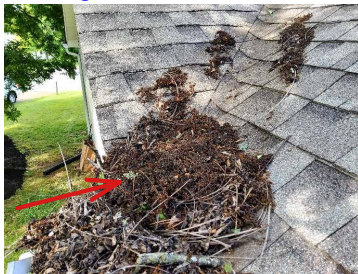
### Main Roof Surface

1. Method of Inspection: Ladder at eaves



2. Satisfactory

Material: Asphalt shingle - [Recommend removing the debris that is currently on the roofing area.](#)



3. Type: Gable

4. Approximate Age: 5 to ten years

5. Satisfactory

Flashing: Aluminum

6. Satisfactory

Valleys: Asphalt shingle

7. Satisfactory

Plumbing Vents: PVC

8. Satisfactory

Electrical Mast: Underground utilities



06/21/2023 05:48:28 pm

## Roof (Continued)

9. Marginal

Gutters: Aluminum - The guttering along the back of the home has considerable damage. Recommend to repair or replace the current damaged guttering.



10. Satisfactory

Downspouts: Aluminum - Recommend adding additional downspout extensions around the home. This will help divert water away from the homes foundation.

## Garage/Carport

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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- Not Applicable
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### Front Entry Garage

1. Type of Structure: Attached Car Spaces: 2

2. Satisfactory

Garage Doors: Metal



3. Satisfactory

Door Operation: Mechanized

4. Satisfactory

Door Opener: Operational

5. Satisfactory

Service Doors: Fire rated

6. Satisfactory

Ceiling: Paint

7. Satisfactory

Walls: Paint



06/21/2023 05:48:28 pm

## Garage/Carport (Continued)

Walls: (continued)



8. Satisfactory

Electrical: 110 V

## Electrical

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- |                         |   |
|-------------------------|---|
| Satisfactory            | Functional with no obvious signs of defect.   |
| Marginal                | Indicates the component will probably require repair or replacement within the next five years. |
| Poor                    | Indicates the component will need repair or replacement.  |
| Not Applicable          |   |
| Not Completed/Installed |   |

1. Service Size Amps: 200 Volts: 220 VAC
2. Satisfactory Service: Aluminum
3. Satisfactory Conductor Type: Romex
4. Satisfactory Ground: Rod in ground only
5. Satisfactory Smoke Detectors: Hard wired with battery back up
6. Satisfactory Carbon Monoxide Detectors: Hard wired

Garage Electric Panel

7. Maximum Capacity: 200 Amps
8. Poor Main Electrical Panel 200 Amps - [The main electrical panel cover has been altered. This poses a potential safety hazard. Recommend a licensed electrician evaluate and install a new main electrical panel cover to the breaker panel.](#)





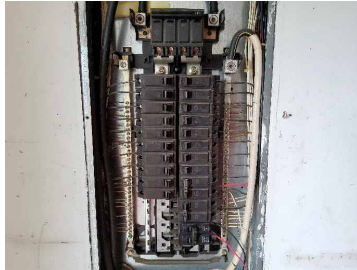


06/21/2023 05:48:28 pm

## Electrical (Continued)

9. Satisfactory

Breakers: Copper



10. Satisfactory

GFCI: Kitchen and bathrooms

## Structure

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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- Poor                Indicates the component will need repair or replacement.
- Not Applicable
- Not Completed/Installed

- 1. Satisfactory
- 2. Satisfactory
- 3. Satisfactory
- 4. Marginal

Structure Type: Wood frame

Foundation: Block - [Typical cracks](#)

Beams: Solid wood

Joists/Trusses: Engineered I type - [A joists below the master bedroom has a considerable amount of water damage and microbial growth along the back side of the home.](#)

[Recommend further evaluation from a licensed contractor to determine the appropriate repairs to be made.](#)



- 5. Satisfactory
- 6. Satisfactory
- 7. Marginal

Piers/Posts: Block piers and posts

Stairs/Handrails: Wood stairs with wood handrails

Subfloor: OSB - [The subflooring has a small amount of a microbial growth throughout the crawlspace area. Recommend a qualified technician evaluate and take the necessary steps to remediate the microbial growth from the crawlspace area.](#)

# Charles Home Inspection



06/21/2023 05:48:28 pm

## Structure (Continued)

Subfloor: (continued)



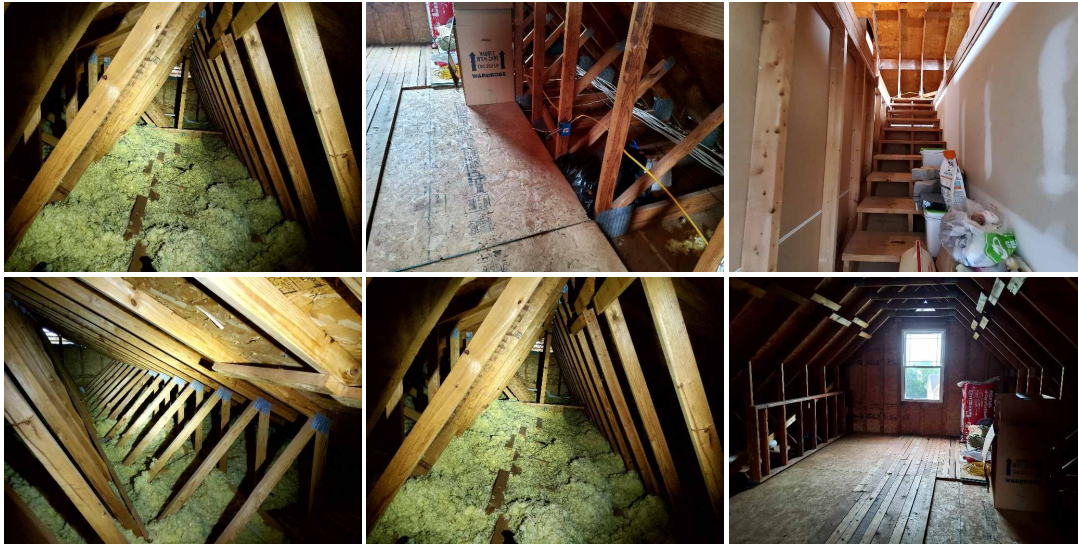
## Attic

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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- Not Completed/Installed

### Main Attic

1. Method of Inspection: In the attic



- 2. Satisfactory                      Roof Framing: 2x4 Truss
- 3. Satisfactory                      Sheathing: OSB
- 4. Satisfactory                      Ventilation: Roof and soffit vents
- 5. Satisfactory                      Insulation: Fiberglass
- 6. Satisfactory                      Insulation Depth: 12 inches
- 7. Satisfactory                      Wiring/Lighting: 110 VAC
- 8. Satisfactory                      Bathroom Fan Venting: Electric fan

# Charles Home Inspection



06/21/2023 05:48:28 pm

## Crawl Space

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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- Poor                                    Indicates the component will need repair or replacement.
- Not Applicable
- Not Completed/Installed

### Main Crawl Space

#### 1. Method of Inspection: In the crawl space



- 2. Satisfactory                      Access: Open
- 3. Satisfactory                      Moisture Penetration: No moisture present at time of inspection
- 4. Satisfactory                      Ventilation: Wall vents
- 5. Marginal                            Insulation: Fiberglass - **There are multiple areas where the insulation has come detached throughout the crawlspace area. Recommend a qualified contractor evaluate and replace the damaged insulation throughout the crawlspace area.**
- 6. Marginal                            Vapor Barrier: Partial coverage - **Recommend installing a new vapor barrier covering the entire crawlspace area.**
- 7. Not Applicable                      Sump Pump:



06/21/2023 05:48:28 pm

## Air Conditioning

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- |                         |   |
|-------------------------|---|
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| Marginal                | Indicates the component will probably require repair or replacement within the next five years. |
| Poor                    | Indicates the component will need repair or replacement.  |
| Not Applicable          |   |
| Not Completed/Installed |   |

### Right side of the home AC System

1. Satisfactory A/C System Operation: Functional
2. Satisfactory Condensate Removal: PVC
3. Satisfactory Exterior Unit: Pad mounted
4. Manufacturer: American Standard



5. Model Number: See photos Serial Number: See photos
6. Area Served: Whole building Approximate Age: Thirteen years
7. Fuel Type: Gas/Electric Temperature Differential: 43 degrees
8. Type: Heat pump Capacity: 3.5 Ton
9. Satisfactory Visible Coil: Aluminum
10. Satisfactory Refrigerant Lines: Low pressure and high pressure
11. Satisfactory Electrical Disconnect: Breaker disconnect
12. Satisfactory Exposed Ductwork: Insulated flex
13. Satisfactory Blower Fan/Filters: Direct drive with disposable filter
14. Satisfactory Thermostats: Individual



# Charles Home Inspection



06/21/2023 05:48:28 pm

## Plumbing

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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- Poor                                 Indicates the component will need repair or replacement.
- Not Applicable
- Not Completed/Installed

- 1. Satisfactory                      Service Line: PVC
- 2. Satisfactory                      Main Water Shutoff: Front of house
- 3. Satisfactory                      Water Lines: Copper, PVC
- 4. Satisfactory                      Drain Pipes: PVC
- 5. Satisfactory                      Service Caps: Accessible
- 6. Satisfactory                      Vent Pipes: PVC
- 7. Satisfactory                      Gas Service Lines: Black Iron

### Garage Water Heater

- 8. Marginal                           Water Heater Operation: Functional at time of inspection - [Water heater is nearing the end of it's design life](#)
- 9. Manufacturer: State



- 10. Model Number: See photos    Serial Number: See photos
- 11. Type: Natural gas Capacity: 50 Gal.
- 12. Approximate Age: Fifteen years    Area Served: Whole building
- 13. Satisfactory                      Flue Pipe: Double wall
- 14. Satisfactory                      TPRV and Drain Tube: PVC

# Charles Home Inspection



06/21/2023 05:48:28 pm

## Bathroom

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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- Not Applicable
- Not Completed/Installed

### Master Bathroom

- 1. Satisfactory
- 2. Satisfactory

Ceiling: Paint  
Walls: Paint



- 3. Satisfactory
- 4. Satisfactory
- 5. Satisfactory
- 6. Satisfactory
- 7. Satisfactory
- 8. Satisfactory

Floor: Tile  
Doors: Hollow wood  
Windows: Non-opening  
Electrical: 110 VAC GFCI  
Counter/Cabinet: Laminate and wood  
Faucets/Traps: Operational



- 9. Marginal

Tub/Surround: Fiberglass tub and fiberglass surround - **The jacuzzi jet tub was not operational at the time of the home inspection. Recommend a qualified contractor evaluate and replace the current pump motor to the jacuzzi tub.**

- 10. Satisfactory
- 11. Satisfactory
- 12. Satisfactory
- 13. Satisfactory

Shower/Surround: Fiberglass pan and fiberglass surround  
Toilets: Operational  
HVAC Source: Heating system register  
Ventilation: Electric ventilation fan

### Main floor Bathroom

- 14. Satisfactory

Ceiling: Paint



06/21/2023 05:48:28 pm

## Bathroom (Continued)

15. Satisfactory

Walls: Paint



16. Satisfactory

Floor: Ceramic tile

17. Satisfactory

Doors: Hollow wood

18. Satisfactory

Windows: Non-opening

19. Satisfactory

Electrical: 110 VAC GFCI

20. Satisfactory

Sink/Basin: Pedestal

21. Satisfactory

Faucets/Traps: Operational



22. Satisfactory

Tub/Surround: Fiberglass tub and fiberglass surround

23. Satisfactory

Toilets: Operational

24. Satisfactory

HVAC Source: Heating system register

25. Satisfactory

Ventilation: Electric ventilation fan

## Kitchen

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Satisfactory

Functional with no obvious signs of defect.

Marginal

Indicates the component will probably require repair or replacement within the next five years.

Poor

Indicates the component will need repair or replacement.

Not Applicable

Not Completed/Installed

Main Floor Kitchen

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06/21/2023 05:48:28 pm

## Kitchen (Continued)

1. Satisfactory

Cooking Appliances: Functional



2. Satisfactory

Disposal: In-Sinkerator

3. Satisfactory

Dishwasher: Operational

4. Air Gap Present? Yes

5. Satisfactory

Refrigerator: Operational

6. Satisfactory

Sink: Operational

7. Marginal

Electrical: 110 VAC GFCI - [The GFCI outlet to the right of the sink was not operational at the time of the home inspection. Recommend a licensed electrician evaluate and replace the current GFCI outlet.](#)

8. Satisfactory

Plumbing/Fixtures: PVC



9. Satisfactory

Counter Tops: Functional

10. Satisfactory

Cabinets: Laminate and wood



11. Satisfactory

Pantry: Single small

12. Satisfactory

Ceiling: Paint

13. Satisfactory

Walls: Paint

14. Satisfactory

Floor: Vinyl floor covering

15. Satisfactory

Doors: Hollow wood

16. Satisfactory

Windows: Vinyl casement

17. Satisfactory

HVAC Source: Heating system register



# Charles Home Inspection



06/21/2023 05:48:28 pm

## Bedroom

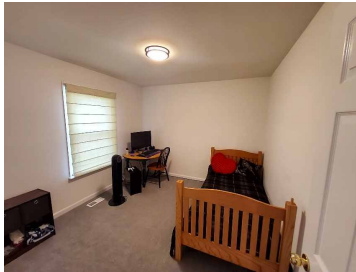
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- Not Applicable
- Not Completed/Installed

### Main floor Bedroom

---

- 1. Satisfactory Closet: Single small
- 2. Satisfactory Ceiling: Paint
- 3. Satisfactory Walls: Paint



- 4. Satisfactory Floor: Carpet
- 5. Satisfactory Doors: Hollow wood
- 6. Satisfactory Windows: Vinyl casement
- 7. Satisfactory Electrical: 110 V
- 8. Satisfactory HVAC Source: Heating system register

### Main floor Bedroom

---

- 9. Satisfactory Closet: Single small
- 10. Satisfactory Ceiling: Paint
- 11. Satisfactory Walls: Paint



- 12. Satisfactory Floor: Carpet
- 13. Satisfactory Doors: Hollow wood
- 14. Satisfactory Windows: Vinyl casement
- 15. Satisfactory Electrical: 110 V
- 16. Satisfactory HVAC Source: Heating system register

### Master Bedroom Bedroom

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- 17. Satisfactory Closet: Walk In



06/21/2023 05:48:28 pm

## Bedroom (Continued)

- 18. Satisfactory
- 19. Satisfactory

Ceiling: Paint  
Walls: Paint



- 20. Satisfactory
- 21. Satisfactory
- 22. Satisfactory
- 23. Satisfactory
- 24. Satisfactory

Floor: Carpet  
Doors: Hollow wood  
Windows: Vinyl casement  
Electrical: 110 V  
HVAC Source: Heating system register

## Living Space

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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- Not Applicable
- Not Completed/Installed

### Living Room Living Space

- 1. Satisfactory
- 2. Satisfactory
- 3. Satisfactory

Closet: Single small  
Ceiling: Paint  
Walls: Paint



- 4. Satisfactory
- 5. Satisfactory
- 6. Marginal

Floor: Wood, Vinyl/Laminate  
Doors: Wood  
Windows: Vinyl casement - [The right side window will not stay in the up position when operated. Recommend a qualified contractor evaluate and repair or replace the current kitchen window.](#)

- 7. Satisfactory
- 8. Satisfactory

Electrical: 110 V  
HVAC Source: Heating system register

# Charles Home Inspection



06/21/2023 05:48:28 pm

## Laundry Room/Area

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

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- Not Applicable
- Not Completed/Installed

### 1st Floor Laundry Room/Area

- 1. Satisfactory Ceiling: Paint
- 2. Satisfactory Walls: Paint



- 3. Satisfactory Floor: Vinyl/Laminate
- 4. Not Applicable Windows:
- 5. Not Applicable HVAC Source:
- 6. Satisfactory Washer Hose Bib: Rotary
- 7. Satisfactory Washer and Dryer Electrical: 110-120 VAC
- 8. Satisfactory Dryer Vent: Plastic flex
- 9. Satisfactory Washer Drain: Wall mounted drain



## Final Comments

There are typical nail pops along the ceilings throughout the home. Recommend to repair and repaint as needed..

Recommend to trim back the trees that are currently over the roofing area. This will help prevent possible damage over time to the roofing shingles.



06/21/2023 05:48:28 pm

## Marginal Summary

### Roof

1. Gutters: Aluminum - The guttering along the back of the home has considerable damage. Recommend to repair or replace the current damaged guttering.



### Structure

2. Joists/Trusses: Engineered I type - A joists below the master bedroom has a considerable amount of water damage and microbial growth along the back side of the home. Recommend further evaluation from a licensed contractor to determine the appropriate repairs to be made.



3. Subfloor: OSB - The subflooring has a small amount of a microbial growth throughout the crawlspace area. Recommend a qualified technician evaluate and take the necessary steps to remediate the microbial growth from the crawlspace area.



### Crawl Space

4. Main Crawl Space Insulation: Fiberglass - There are multiple areas where the insulation has come detached throughout the crawlspace area. Recommend a qualified contractor evaluate and replace the damaged insulation throughout the crawlspace area.





06/21/2023 05:48:28 pm

## Marginal Summary (Continued)

5. Main Crawl Space Vapor Barrier: Partial coverage - Recommend installing a new vapor barrier covering the entire crawlspace area.

### Plumbing

6. Garage Water Heater Water Heater Operation: Functional at time of inspection - Water heater is nearing the end of it's design life

### Bathroom

7. Master Bathroom Tub/Surround: Fiberglass tub and fiberglass surround - The jacuzzi jet tub was not operational at the time of the home inspection. Recommend a qualified contractor evaluate and replace the current pump motor to the jacuzzi tub.

### Kitchen

8. Main Floor Kitchen Electrical: 110 VAC GFCI - The GFCI outlet to the right of the sink was not operational at the time of the home inspection. Recommend a licensed electrician evaluate and replace the current GFCI outlet.

### Living Space

9. Living Room Living Space Windows: Vinyl casement - The right side window will not stay in the up position when operated. Recommend a qualified contractor evaluate and repair or replace the current kitchen window.



06/21/2023 05:48:28 pm

## Poor Summary

### Electrical

1. Garage Electric Panel Main Electrical Panel 200 Amps - The main electrical panel cover has been altered. This poses a potential safety hazard. Recommend a licensed electrician evaluate and install a new main electrical panel cover to the breaker panel.

