

Inspection Report

CLIENT NAME

Property Address:

1234 ROAD DR.

EXAMPLE, 01234

INSERT PHOTO OF HOME

Burton Home Inspections LLC

Jake Burton 1794
332 Walnut Street
Springfield, TN, 37172
615-756-9744

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Date:	Time: 01:00 PM	Report ID:
Property:	Customer:	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance: Seller only	Type of building: Single Family (2 story)	Approximate age of building: Under 5 Years
Temperature: Over 65 (F) = 18 (C)	Weather: Clear	Ground/Soil surface condition: Dry
Rain in last 3 days: No		

Summary

Burton Home Inspections LLC

332 Walnut Street
Springfield, TN, 37172
615-756-9744

Customer

NAME

Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

9. Garage

9.4	Occupant Door (from garage to inside of home)	
	Inspected	
	The occupant door going into the garage is a steel, 5 panel door that was in good shape at the time of the inspection. There was a little bit of pet damage on the weather stripping.	
<p>The occupant door going into the garage is a steel, 5 panel door that was in good shape at the time of the inspection. There was a little bit of pet damage on the weather stripping.</p> <p>9.4 Item 1(Picture)</p> <p>9.4 Item 2(Picture)</p>		

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

1. Roofing

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

Roof Covering: Architectural Asphalt/Fiberglass	Viewed roof covering from: Walked roof	
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Items

1.0	Roof	Coverings
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Comments: Inspected

The shingles on this house look like an architectural shingle that seems to be in good shape at the time of the inspection.

1.0 Item 1(Picture)

1.0 Item 2(Picture)

1.1		Flashings
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Comments:

Inspected

All of the spots where the vinyl meets the roof look to be in good shape at the time of the inspection.

1.1 Item 1(Picture)

1.1 Item 2(Picture)

1.2	Skylights,	Chimneys	and	Roof	Penetrations
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Comments:

Inspected

All the roof boots on this roof look to be in good shape at the time of the inspection.

1.3 **Roof** **Drainage** **Systems Inspected**
Comments:

The gutters on this house look like they are attached correctly and free of debris at the time of the inspection.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

Siding Style: Lap	Siding Material: Vinyl	Exterior Entry Doors: Steel Insulated glass
Appurtenance: Covered porch Patio	Driveway: Concrete	

Items

2.0 **Wall** **Cladding** **Flashing** **and** **Trim**
Comments: **Inspected**

This house has a concrete foundation with vinyl siding above that, some of it is lap siding and some of it is board and baton. There's also some decorative rocks. It all looks good at the time of the inspection.

2.1 **Doors** **(Exterior)**
Comments: **Inspected**

(1) The front door is a fiberglass exterior door with a insulated glass insert, it looked to be good shape of the time of the inspection.

(2) The back door is a set of vinyl sliding glass doors that look to be in good shape of the time of the inspection.

2.2 **Windows**
Comments: **Inspected**

From the outside, the windows look like beige vinyl, single hung, double insulated, with a tilt out feature and grids. They all look to be in good shape at the time of the inspection.

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings
Comments: Inspected

(1) The front porch area has a poured slab floor, vinyl and decorative rocks on the walls and vinyl on the ceiling. It all looks to be in good shape at the time of inspection.

(2) The back porch has a concrete patio with vinyl on the walls and ceilings that all look to be in good shape at the time to the inspection.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)
Comments: Inspected

(1) The slope of the land looks like it does divert water away from the slab at the time of inspection.

(2) There is a poured cement driveway that looks to be in good shape at the time of the inspection.

2.5 Eaves, Soffits and Fascias
Comments: Inspected

The eaves and soffit look to be in good shape all the way around the house at the time of the inspection.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation: Poured concrete	Wall Structure: 2 X 4 Wood	Ceiling Structure: 2X6
Roof Structure: Stick-built 2 X 8 Rafters	Method used to observe attic: Walked	Attic info: Attic door

Items

3.0 Walls (Structural)
Comments: Inspected

The only place I could see the walls were in the attic area and they were framed up with 2 x 4's and looked to be in good shape at the time of the inspection.

3.1 **Ceilings** **(Structural)**
Comments: Inspected

The ceilings of this house are framed up with 2 x 8's and looked to be in good shape at the time of the inspection.

3.2 **Roof** **Structure** **and** **Attic**
Comments: Inspected

The roof rafters are framed with 2 by 8's and the ceiling joists are framed with 2 x 6's. There is plenty of fiberglass, batting and blown in insulation and all of the ductwork up here looks to be in good shape. It doesn't look like there's any leaks anywhere, at the time of the inspection.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating / Central Air Conditioning

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Styles & Materials

Heat Type: Heat Pump Forced Air (also provides cool air)	Energy Source: Gas Electric	Number of Heat Systems (excluding wood): Two
Heat System Brand: CARRIER	Ductwork: Insulated	Filter Type: Disposable
Types of Fireplaces: Non-vented gas logs	Operable Fireplaces: One	

Items

4.0 **Heating** **Equipment**
Comments: Inspected

There are two air conditioning units on this house that are split systems, forced air heat pumps. The bigger one is a 2 ton unit made in 2018, this smaller one looks like a 3 ton unit that was also made in 2018. They were made by Carrier.

4.1 Normal Operating Controls
Comments: Inspected

(1) The thermostat is a Honeywell and there is a disposable air filter. It all looks to be in good shape at the time of the inspection. I always recommend changing out this filter once a month and using the cheap filters. The more expensive ones cause the air conditioner unit to work harder. The air was tested and working at the time of the inspection.

(2) I did a thermal test on the ac vents and the temperature reading from the vents to the return was within the 12 to 20 degree requirement for a good operating unit.

4.2 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)
Comments: Inspected

All of the ductwork that I could see, was up in the attic area and looked to be in good shape at the time of inspection.

4.3 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)
Comments: Inspected

There is a set of non vented gas logs in this house that was working at the time of the inspection.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Washer Drain Size: 2" Diameter	Plumbing Waste: PVC	Water Heater Power Source: Electric
Water Heater Capacity: 50 Gallon (2-3 people)	Water Heater Location: Garage	WH Manufacturer: AMERICAN

Items

5.0 Plumbing Drain, Waste and Vent Systems
Comments: Inspected

I did the bathtub test, filled up all of the bathtubs and drained them at the same time. They all drained out within 5 minutes at the time of the inspection.

5.1 Plumbing Water Supply, Distribution System and Fixtures
Comments: Inspected

- (1) The outdoor water spickets were tested and working at the time of the inspection.
- (2) All the fixtures in the master bathroom have been tested and were working at the time of the inspection.
- (3) All of the fixtures in the hall bath have been tested and were working at the time of the inspection.
- (4) The jet powered bath tub worked properly at time of inspection.
- (5) All of the fixtures in the upstairs bathroom have been tested and were working at the time of the inspection.
- (6) The kitchen sink was tested and working at the time of the inspection.

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents
Comments: Inspected

There is electric American water heater that is 50 gallon and was working at the time of inspection. It was manufactured in 2017 and has the pipe going down from the pressure release valve. It does not have a pan, it is located in the garage.

5.3 Main Water Shut-off Device (Describe location)
Comments: Inspected

The main water shut off for this house is located next to the water heater in the garage and look to be in good shape at the time of the inspection.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum

branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

Electrical Service Conductors: Below ground	Panel Capacity: 200 AMP	Panel Type: Circuit breakers AFCI Breakers
Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex	

Items

6.0 Service Entrance Conductors
Comments: Inspected

The main service entrance comes in on the left side of the house to the underground. It is a 200 amp service and there is a shut off here. The main sub panel is fed with aluminum wire and looks to be in good shape at the inspection.

6.1 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)
Comments: Inspected

A representative number of fixtures has been tested and were working at the time of the inspection.

6.2 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure
Comments: Inspected

A representative number of plugs have been tested and were working at the time of the inspection.

6.3 Operation of GFCI (Ground Fault Circuit Interrupters)
Comments: Inspected

All of the GFCI plugs were in the appropriate spots and were working at the time of inspection.

6.4 Location of Main and Distribution Panels
Comments: Inspected

The electrical panel box is located in the garage. The main shut off is located outside and is a 200 amp service. There is an aluminum wire feeding this box and everything else is run with copper Romex. It all looks to be in good shape at the time of the inspection. There are four AFCI breakers that were all tested and working at the time of the inspection.

6.5 **Smoke** **Detectors**
Comments: Inspected

All of the smoke detectors are in the appropriate spots and were working at the time of the inspection. I recommend checking these every month to make sure they are working.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation: Blown Fiberglass	Ventilation: Ridge vents Soffit Vents	Exhaust Fans: Fan only
Dryer Power Source: 220 Electric		

Items

7.0 **Insulation** **in** **Attic**
Comments: Inspected

There is plenty of blown in, fiberglass insulation in the attic at the time of the inspection.

7.1 **Venting** **Systems** **(Kitchens,** **Baths** **and** **Laundry)**
Comments: Inspected

There was a vent fan only, in all bathrooms that were working at the time of the inspection.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials: Gypsum Board	Wall Material: Gypsum Board	Floor Covering(s): Carpet Laminated T&G Tile
Interior Doors: Hollow core Masonite Raised panel	Window Types: Thermal/Insulated Single-hung Tilt feature	Cabinetry: Wood
Countertop: Granite		

Items

8.0 Comments:

Ceilings
Inspected

All the ceilings of this house are drywall with a knockdown texture and were in good shape at the time of the inspection.

8.1 Comments:

Walls
Inspected

All of the walls are smooth drywall and were in good shape at the time of the inspection.

8.2
Comments:

Floors
Inspected

The floors of this house consists of carpet in the bedrooms, laminate in the living room and kitchen area and ceramic tile in the bathroom. It all looked to be in good shape at the time of the inspection.

8.3
Comments:

Steps, Stairways, Balconies and Railings
Inspected

The staircase of this house looks to be in good shape and the railing was secure at the time of the inspection.

8.4
Comments:

Counters and Cabinets (representative number)
Inspected

All the kitchen cabinets are wood cabinets with MDF shelving and a granite countertop, everything looks to be in good shape at the time of the inspection.

8.5
Comments:

Doors (representative number)
Inspected

All of the interior doors are five panel, hollow core, masonite and were in good shape at the time of inspection.

8.6
Comments:

Windows (representative number)
Inspected

From the inside, I could tell that the windows were single hung, beige vinyl, double insulated, with grids and the tilt out feature. A representative number has been tested them was working at the time of the inspection.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Garage

Styles & Materials

Garage Door Type: One automatic	Garage Door Material: Insulated Metal	Auto-opener Manufacturer: LIFT-MASTER
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Items

9.0 Garage Ceilings
Comments: Inspected

The garage ceiling, is a drywall ceiling with a knockdown texture and looks to be in good shape at the time of the inspection.

9.1 Garage Walls (including Firewall Separation)
Comments: Inspected

The garage walls are drywall and look to be in good shape at the time of the inspection.

9.2 Garage Floor
Comments: Inspected

The garage floor is poured cement and looks to be in good shape at the time of the inspection.

9.3 Garage Door (s)
Comments: Inspected

There is a metal, insulated garage door that looked to be in good shape at the time of the inspection.

9.4 Occupant Door (from garage to inside of home)
Comments: Inspected

The occupant door going into the garage is a steel, 5 panel door that was in good shape at the time of the inspection. There was a little bit of pet damage on the weather stripping.

9.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)
Comments: Inspected

The garage door opener is a LiftMaster and was working at the time of the inspection. The safety mechanism has been tested and was also working.

10. Built-In Kitchen Appliances

Styles & Materials

Dishwasher Brand: GENERAL ELECTRIC	Range/Oven: GENERAL ELECTRIC	Built in Microwave: GENERAL ELECTRIC
SAMSUNG: GENERAL ELECTRIC		

Items

10.0
Comments:

Dishwasher
Inspected

The dishwasher was a GE and was tested and working at the time of inspection.

10.1
Comments:

Ranges/Ovens/Cooktops
Inspected

The oven and stove was made by GE and was tested and working at the time of the inspection.

10.2
Comments:

Food

Waste

Disposer
Inspected

The garbage disposal was tested and working at the time of the inspection.

10.3
Comments:

Microwave

Cooking

Equipment
Inspected

(1) The microwave was a GE and was tested and working at the time of inspection.

(2) The refrigerator was a GE and was tested and working at the time of the inspection.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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