

Inspector Report

provided by:

Contractor/Inspector Agency, Inc.

Inspector: Charles Lee

CHARLES LEE

313 TELLY RD PMB31, PICAYUNE MS 39466

Phone 601-799-6468

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Property Address:

29 Pointer Trail, Picayune/Carriere MS



Report Information

Client Information

Client Name Emily/Trevor Lee
Client Phone 601-337-3323

Property Information

Approximate Year Built 2011 according to navica mls realtor guide (new home)
Approximate Square Footage +/- ht/cool (not confirmed) 1350 +/- ttl sq.ft(not confirmed)1800
Number of Bedroom 3
Number of Bath 2
Number of stories 1

Inspection Information

Inspection Date 8-31-12
Inspection Time 2pm
Weather Conditions and Temp slight rain - 83degF
Price for Inspection 350.00 > paid

Table of Contents:

| <u>Section</u> | <u>Content</u> |
|----------------|------------------------|
| 1..... | Disclaimer |
| 2..... | Grounds |
| 3..... | Exterior |
| 4..... | Roofing |
| 5..... | Heating/Air |
| 6..... | Electrical |
| 7..... | Plumbing |
| 8..... | Interiors |
| 9..... | Kitchen |
| 10..... | Bath(s) |
| 11..... | Basement |
| 12..... | Garage/Laundry |
| 13..... | Foundation/Crawl Space |
| 14..... | Summary Page |

Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

- The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See ASHI® Standards of Practice for a detailed description of the scope of inspection. (www.ashi.org.)

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

- Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.
- The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;
 - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The

inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report.**

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

SAT = Satisfactory **RN** = Repairs are needed
AS = Appears servicable **SI** = SAFETY CONCERN **NI** = Not inspected
ONR = Operable,needs repairs,monitor for replacement within 4yrs

1 Grounds

Grading

Grading Slope

The site is slightly sloped.

1) Grading Conditions

SAT



Driveways - Sidewalks - Walkways

2) Driveway - Sidewalk Conditions

SAT

Vegetation

3) Vegetation Conditions

SAT

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2 Exterior

Exterior Walls

Structure Type Concrete foundation. Wood frame structure.

4) Exterior Wall and Trim conditions

SAT

5) Wall claddings

SAT

Cementious plank siding. Masonry/brick.

Exterior Windows - Doors

Window Type vinyl frame with double glass

6) Window Conditions

SAT

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7) Exterior Door Conditions

SAT

Exterior Water Faucet(s)

8) Faucet Conditions

SAT

9) Soffit and fascias

SAT

3 Roofing

Roof Covering

Method of Inspection ground- attic navigation-

Roof Style hip style-

Roof Covering Material asphalt shingles

Number of Layers 1

10) Roof Covering Condition

SAT

11) Flashing Conditions

SAT

12) Condition of Roof Penetrations

SAT

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Heating Type electric- Operable. (air to air heat pump) approximate age is new

Energy Source electric cable

16) Unit Conditions

SAT



Distribution Type forced air through ducts-

17) Distribution Conditions

AS

Another duct/register should be installed for Great Room.

18) Ventilation Conditions

SAT

19) Thermostat Condition

SAT

Air Condition - Cooling

Type of Cooling System CENTRAL AIR UNIT. Electric heat pump. Located at exterior >rear

AC Unit Power electric cable

20) AC Unit Conditions

SAT

Heil brand. Age of unit is approx. new 2.5 ton units Operable

21) AC Line Conditions

SAT

5 Electrical

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inspected

Service Drop - Weatherhead

Electrical Service Type under ground service

Number of Conductors 3

22) Electrical Service Conditions **SAT**



Main Electrical Panel

Main Disconnect Location (exterior) Left side.

Panel Amperage Rating 200

Circuit Protection Type Modern breakers.

Wiring Methods copper conductors-

23) Electrical Panel Conditions **SAT**

24) Grounding Conditions **SAT**

25) GFCI **SAT**

26) Smoke alarms **SAT**

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27) Subpanel

SAT



28) Light fixtures and receptacles

SAT

6 Plumbing

Water Main Line

Main Shutoff Location at steet area.

Main Line Material Operable>not visible.

29) Main Line & Valve
Conditions

SAT

Water Supply Lines

Supply Line Material The visible material used for the supply lines is copper-

30) Supply Line Conditions

SAT

31) Functional pressure

SAT

Drain - Waste Lines

Drain Line Material The visible portions of the waste lines are pvc plastic

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32) Drain Line Conditions

SAT

Drains are generally not visible-Drain flow was good today.
Septic collector systems are beyond the scope of this report.

Plumbing Vent System

Plumbing Vent Material

pvc plastic

33) Plumbing Vent Conditions

SAT

Water Heater(s)

Water Heater Type

electric

Water Heater Location

Attic location.

Water Heater Capacity

50 gallon Approx age of unit is new - Operable

34) Water Heater Conditions

SAT



7 Interiors

Walls - Ceilings - Floors

35) Wall Conditions

SAT

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36) Ceiling Conditions

SAT

37) Floor Coverings

SAT

38) Closet Conditions

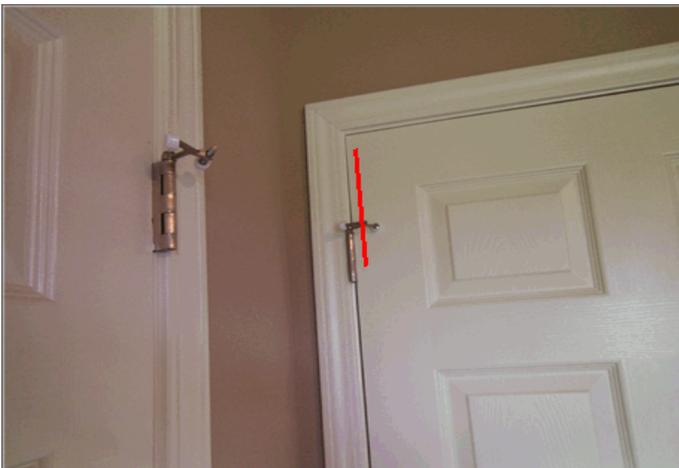
SAT

Windows - Doors

39) Interior Door Conditions

SAT

Hinge door stops are installed incorrectly. Contact is at the hollow core area of door>reverse them so as to contact the 1" rim frame.



40) Fireplace Unit

NI

n/a=not applicable

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repairs,monitor for replacement within 4yrs inspected **NI** = Not

Electrical Conditions

41) Electrical Conditions

SAT

42) Lighting Conditions

SAT

8 Kitchen

Walls - Ceilings - Floors

43) Wall Conditions

SAT



44) Ceiling Conditions

SAT

45) Floor Conditions

SAT

46) Closet Conditions

SAT

Windows - Doors

47) Kitchen Door Conditions

SAT

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inspected

Electrical Conditions

48) Electrical Conditions

SAT

49) Lighting Conditions

SAT

Kitchen Sink - Counter tops - Cabinets

50) Counter Conditions

SAT

51) Cabinet Conditions

SAT

Improve top cabinet attachments



52) Sink Plumbing Conditions

SAT

Appliances

Stove - Range Type

electric

53) Stove - Range Condition

SAT

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54) Hood Fan Conditions

AS

Recirculating type flueless unit

55) Dishwasher Conditions

SAT

56) Refrigeration Conditions

NI

NO REFRIGERATOR PRESENT.

9 Bath(s)

Walls - Ceilings - Floors

57) Wall Conditions

SAT



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58) Ceiling Conditions

SAT

59) Floor Conditions

SAT

Windows - Doors

60) Bathroom Window
Conditions

SAT

i/a

Electrical Conditions

61) Electrical Conditions

SAT

62) Lighting Conditions

SAT

63) Vent Fan Conditions

SAT

Bathroom Sink

64) Counter - Cabinet Conditions

SAT

65) Sink Plumbing Conditions

SAT

66) Sink Faucet Condition

SAT

Shower - Tub - Toilet

67) Shower - Tub Conditions

SAT

68) Toilet Conditions

SAT

10 Garage - Laundry

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inspected

Walls - Ceilings - Floors

Garage Type Enclosed garage.

69) Wall Conditions

SAT



70) Ceiling Conditions

SAT

71) Floor Conditions

SAT

72) Window Conditions

SAT

73) Door Conditions

SAT

74) Vehicle Door Conditions

SAT

75) Automatic Door Opener
Condition

SAT

76) Electrical & Lighting
Conditions

SAT

Laundry Room

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77) Laundry Room Conditions

SAT

11 Foundation - Crawl Space

Foundation

Foundation Type

concrete slab on grade-

78) Foundation Conditions

SAT

summary

| REPORT SUMMARY PAGE | | |
|---|-------------|--|
| Inspector license-MS#201NH Housing Urban Development # Q307 | | |
| Section | Condition # | Comment |
| Heating - Air | 17 | Another duct/register should be installed for Great Room. |
| Interiors | 39 | Hinge door stops are installed incorrectly. Contact is at the hollow core area of door>reverse them so as to contact the 1" rim frame. |
| Kitchen | 51 | Improve top cabinet attachments |