

DS Inspections LLC



May 8th 2021, 7:46 am

Inspection performed by:

General Information

BUILDING ADDRESS:

CITY:

STATE:

ZIP CODE:

INSPECTION DESCRIPTION: Single Family dwelling

SQUARE FOOTAGE: 3800

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

Yes

Is the real estate agent present for the inspection?

Yes

DS Inspections LLC Confidential - for client use only. Use by any unauthorized persons is prohibited

ROOF

ROOF TYPE Gable

Notes:

ROOF MATERIAL Asphalt Shingles

Notes:

Archetectural 35 year



SHINGLES MISSING / DAMAGED? Satisfactory

Notes:

ROOF INSTALLATION Satisfactory

Notes:

FLASHING Satisfactory

Notes:

GUTTERS AND DRAINAGE Satisfactory

Notes:

MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Brick

Notes:

SIDING CONDITION Satisfactory

Notes:

FLASHING Satisfactory

Notes:

EAVES Satisfactory

Notes:

FASCIA Satisfactory

Notes:

SOFFITS Satisfactory

Notes:

TRIM Satisfactory

Notes:

EXTERIOR DOORS Satisfactory

Notes:

DECKS Satisfactory

Notes:

Very good craftsmanship



BALCONIES N/A

Notes:

LANDSCAPE

VEGETATION Satisfactory

Notes:

GRADING Satisfactory

Notes:

SURFACE DRAINAGE Satisfactory

Notes:

Drainage from the driveway on the Northside eroding the landscape
Recomend adding drainage stone



WALKWAYS Satisfactory

Notes:

GARAGE

DRIVEWAY Satisfactory

Notes:

Driveway has some cracks which is typical



GARAGE DOOR Satisfactory

Notes:

Garage door in front the basement and the garage are satisfactory



GARAGE DOOR OPENER Satisfactory

Notes:

EXTERIOR DOORS Satisfactory

Notes:

ATTIC

ROOF SHEATHING Satisfactory

Notes:

FRAMEWORK Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

INSULATION Satisfactory

Notes:

ACCESS Satisfactory

Notes:

MILDEW PRESENT IN ATTIC? No

Notes:

SIGNS OF PESTS IN ATTIC? No

Notes:

BATHROOM 1

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:

TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BATHROOM 2

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:

SINKS Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:

TOILET Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

VENTING Satisfactory

Notes:

BATHROOM 5

FLOORING N/A

Notes:

BEDROOM 1

LIVING AREA 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

LIVING AREA 2

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

CEILING FANS N/A

Notes:

KITCHEN

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

CEILING Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:

CABINETS Satisfactory

Notes:

SINK / GARBAGE DISPOSAL Satisfactory

Notes:

DISHWASHER Satisfactory

Notes:

STOVE / OVEN Satisfactory

Notes:

EXHAUST HOOD Satisfactory

Notes:

REFRIGERATOR Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

DINING ROOM

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

CEILING Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:

LAUNDRY ROOM

OUTLETS Satisfactory

Notes:

WATER SUPPLY Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

SINK Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:

CABINETS Satisfactory

Notes:

FOUNDATION

FOUNDATION MATERIAL Masonry

Notes:

SLAB Satisfactory

Notes:

WALLS Satisfactory

Notes:

FRAMEWORK Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

OUTLETS Satisfactory

Notes:

MILDEW PRESENT AT FOUNDATION? No

Notes:

PLUMBING

WATER SUPPLY PRESSURE Satisfactory

Notes:

WATER SUPPLY PIPING SIZE Satisfactory

Notes:

MAIN SHUTOFF VALVE Satisfactory

Notes:

SINK / TOILET SHUTOFF VALVES Satisfactory

Notes:

PRESSURE AT FAUCETS Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

SEWER / SEPTIC Satisfactory

Notes:

WATER HEATER Satisfactory

Notes:

Water heater has rust on the bottom of the unit it is near or beyond it's life expectancy.

I turned off the gas going to the unit because of the smell of gas.

The real estate agent was notified and she notified the owner.

Recommend evaluation and repair by a licensed and insured hvac technician or a licensed and insured plumber. This is a safety issue



VENT SYSTEM Inspected

Notes:

Water heater vent is damaged on the outside wall



ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:

CONDUCTORS Satisfactory

Notes:

OVERCURRENT PROTECTION Satisfactory

Notes:

RECEPTACLES Satisfactory

Notes:

AMP RATING 200 Amps

Notes:

MAIN DISCONNECT Satisfactory

Notes:

WIRING METHOD Non-Metallic Sheathed Cable

Notes:

CIRCUIT PANEL Satisfactory

Notes:

Exposed wires need to be covered with a panel for safety



HEATING & COOLING

ENERGY SOURCE Propane

Notes:

I shut off the gas line entering the house because of the smell of gas in the basement

The furnace was not tested as a result.

Recommend further evaluation and repair by a licensed and insured hvac technician.

This is a safety issue



VENTING / CHIMNEY Satisfactory

Notes:

HEATING SYSTEM Forced Air

Notes:

HEATING SYSTEM OPERATION N/A

Notes:

Not tested because of gas leak

DUCTWORK / PIPING Satisfactory

Notes:

COOLING SYSTEM Satisfactory

Notes:

COOLING SYSTEM OPERATION Satisfactory

Notes:

THERMOSTAT Satisfactory

Notes:



AIR FILTER(S) Satisfactory

Notes:

20x20x1 change every 30 days



SMOKE ALARM(S) Poor

Notes:

Smoke alarms through out the house are not functioning and I was unable to test them.

Recommend further evaluation and repair by a licensed and insured electrician or a certified and insured alarm company

Recommend a smoke alarm in each bedroom

This is a safety issue



CARBON MONOXIDE ALARM(S) Poor

Notes:

Smoke alarms are combination carbon monoxide detectors and are not functional.

Recommend further evaluation and repair by a licensed and insured electrician or certified and insured alarm company

ADDITIONAL DETAILS

UPSTAIRS MINI SPLIT UNIT HVAC Inspected

Notes:

Unit only functions properly in A/C mode.

Heating mode would not operate.

Recommend further evaluation and repair by a licensed and insured hvac technician



WALL IN THE UPSTAIRS ROOM Inspected

Notes:

Recommend finish repair of the wall in the upstairs. Also ask the owner what the repair was for



HOLE IN THE BASEMENT WALL Inspected

Notes:

Recommend repair of 2 holes in the basement interior wall near the electrical panel



STAIRWAYS Inspected

Notes:

Recommend installing hand rails on both side of stairs for safety



GFCI RECEPTACLES Inspected

Notes:

GFCI receptacles in the kitchen, bathrooms and the basement are not functioning properly. Also the receptacles in the garage should be GFCI. Recommend further evaluation and repair by a licensed and insured electrician.

This is a safety issue.



GAS FUEL TANK IS IN THE BACK YARD Satisfactory

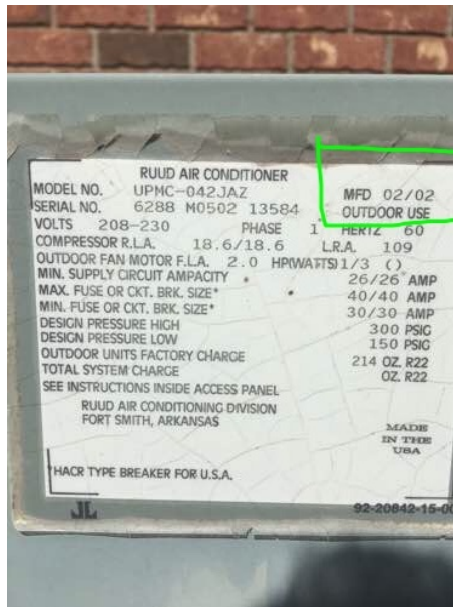
Notes:




COOLING SYSTEM Inspected


Notes:

- Cooling system was manufactured in 2/2002
- Mini split outside serial number is weathered away I was unable to find the date of manufacturing. The line on the exterior of the A/C unit insulation needs replacement
- A new evaporation coil was installed 8/2/16
- The units are at or beyond their normal life expectancy



PRODUCT CODE	244-1402-C
VOLTAGE	115 VAC
FREQUENCY / PHASE	60 HZ / 1 PH
MIN. CIRCUIT AMPACITY / BREAKER SIZE	15 A / 20 A
CAPACITY (COOL/HEAT)	12,000 / 12,000 BTU/H
SEER RATING	17.2
HSPF	9
POWER INPUT (COOL / HEAT)	1200 / 1138 W
RATED CURRENT (COOL / HEAT)	5.2 / 5.0 A
COMPRESSOR LOAD	0.5 A
OUTDOOR FAN MOTOR LOAD	0.7 A
OPERATING PRESSURE (HIGH)	550 PSIG
OPERATING PRESSURE (LOW)	340 PSIG
REFRIGERANT / CHARGE	R410A (33.8 OZ.)
OUTDOOR SOUND LEVEL (MAX)	54 dBA
SUCTION LINE	1/2"
LIQUID LINE	1/2"
MAX. PIPE LENGTH	145'
MAX. VERTICAL HEIGHT	82 FT
DESIGN LENGTH	33 FT
EXTRA REFRIGERANT CHARGE ABOVE DESIGN LENGTH	25 FT
DESIGN LENGTH	0.161 OZ. / FT
NORMAL OPERATING RANGE	5°F to 122°F - Cooling 3°F to 88°F - Heating


 CONFORMS TO
 UL STD. 180
 CERTIFIED TO
 CAN. STD. C22.2
 NO. 236
Intertek
INTERTAK


ASME
 CERTIFIED

INTERNATIONAL REFRIGERATION PRODUCTS, INC.
 244-1402-C 1127 MADE IN P.R.C.



SUMMARY:

The house is in very satisfactory condition.

A quality built home.

Please read the report carefully the writing in red and purple are very important.

If you have any questions please let me know.

Thanks

David Sweezy

704 297 0408