

## Property Inspection Report



*Tyler Home Inspections, LLC*

### **Inspector Information**

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### **Property Address:**

110 Village Green Court  
Lilburn, GA 30047

### **Client Information**

Ina Rivera  
  
Phone: 512-775-4988  
Date of Inspection: March 16, 2011  
Time: 0900  
Weather Conditions: Clear/50 degrees

### **Attendance:**

Buyer's Agent



## Important Information

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

## Report Summary

### Site Grounds and Grading Summary:

#### **General Grading/Drainage:**

The rear yard had standing water from left to right sides of property. this area may cause additional drainage problems in the future with excessive amounts of rainfall. I recommend gathering professional opinions about drainage options at rear, left, and right sides of property.

### Exterior and Structure Summary:

#### **Exterior Wall Covering**

Brick veneer above garage door opening has settling cracks at mortar and bricks. I recommend a masonry contractor make repairs at brick veneer as required.

#### **Exterior Doors**

Weather stripping not installed at rear and front exterior doors. I recommend properly installing weather stripping as required. The metal lintels at brick veneer openings is not primed or painted. I recommend priming and painting metal lintels to prevent rusting as required.

#### **Windows**

The front double hung window at dining room has become loose at bottom track and difficult to operate. The frame is un-caulked at right lower interior side of window. I recommend repairs and/or adjustments as needed at front dining room window an necessary.

#### **Gas Meter/Piping**

Exterior fireplace gas cut off at right side has rusted gas pipes. I recommend removing rust and painting pipes with a rust proof paint to prevent further rusting.

### Roofing Components Summary:

#### **Roof Covering**

We observed a small damaged section of roofing at front porch at rear right roof near outside of corner near flashing. Exposed roof sheathing is present with damaged shingles. We recommend

clearing nails and debris from porch roof surface as required. We recommend repairs as required at front porch.

### **Electrical Components Summary:**

#### **Smoke Detectors**

Smoke detectors were dust covered and not inspected at time of inspection. Replace detector batteries every 6 months. It is recommended that smoke detectors are replaced every 10 years. Carbon monoxide detectors not installed in home. We recommend properly installing CO detectors.

#### **Circuits and Conductors**

The light at the Jack and Jill bathroom lavatory is inoperative. I recommend replacing light bulb.

### **Interior Summary:**

#### **Walls**

Hole at drywall at jack and jill bathroom at second floor. We recommend repairing drywall as required.

#### **Windows**

Cracked upper sash at second floor middle bedroom. I recommend replacing window as required.

#### **Fireplace**

Sealed Heat Glo fireplaces were not inspected at time of inspection due to pilot lights not being lit. The exterior flue cover isn't installed at right side. I recommend properly installing flue at right side and re-inspecting fireplaces once pilot lights are lit.

### **Kitchen Summary:**

#### **Ventilation in Kitchen 1**

Exhaust fan and duct are being installed at time of inspection. I recommend re-inspecting once repairs and installation is complete.

### **Garage and Carport Summary:**

#### **Vehicle Doors**

Be advised that latching devices and hardware are not present at garage door. Opener not installed at garage door. I recommend installing hardware at garage door as required.

## Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

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### **Driveway**

Type: Concrete  
Condition: Satisfactory

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### **Sidewalks/Walkways**

Type: Concrete  
Condition: Satisfactory

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### **General Grading/Drainage**

Condition: Needs Maintenance

#### **Problems:**

-There are low-lying areas where water can pool.

**Comments:**

The rear yard had standing water from left to right sides of property. this area may cause additional drainage problems in the future with excessive amounts of rainfall. I recommend gathering professional opinions about drainage options at rear, left, and right sides of property.

**Grading At House Wall**

Condition: Satisfactory

**Patio/Terrace**

Condition: Satisfactory

Type: Concrete

Location: Rear side

## Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

**Building Information**

Year Constructed: 2010

Type: Single

**Wall Structure**

Condition: Satisfactory

Type: Wood Frame

**Wall Covering**

Condition: Professional Consultation

Type: Brick, Fiber Cement Siding

**Problems:**

-There are cracks, holes, or deflections in the siding material.

**Comments:**

Brick veneer above garage door opening has settling cracks at mortar and bricks. I recommend a masonry contractor make repairs at brick veneer as required.



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## Exterior Receptacles

Condition: Satisfactory

Type: GFCI

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## Gas Meter & Piping

Condition: Needs Maintenance

**Problems:**

-The pipes are rusted.

**Comments:**

Exterior fireplace gas cut off at right side has rusted gas pipes. I recommend removing rust and painting pipes with a rust proof paint to prevent further rusting.



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## Exterior Windows

Condition: Needs Maintenance

**Problems:**

-There are defects in the windows that could cause water damage.

**Comments:**

The front double hung window at dining room has become loose at bottom track and difficult to operate. The frame is un-caulked at right lower interior side of window. I recommend repairs and/or adjustments as needed at front dining room window as necessary.



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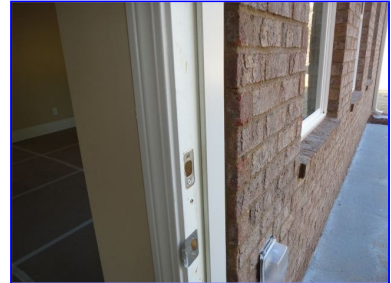
## Exterior Doors

Condition: Needs Maintenance

Type: Metal

**Comments:**

Weather stripping not installed at rear and front exterior doors. I recommend properly installing weather stripping as required.



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## Foundation

Condition: Satisfactory

Type: Concrete, Not Visible

**Comments:**

Concrete slab foundation. Limited views due to finished spaces.

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## Trim

Condition: Satisfactory

Type: Wood

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## Downspouts

Condition: Satisfactory

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## Eaves & Soffits

Condition: Satisfactory

## Roofing Components

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

### Roof Style

Type: Gable



### Roof Covering

Type: Asphalt

Layers: 1 Layer

Approximate Age: 2010 years

Condition: Professional Consultation

#### Problems:

-There are sagging, uneven, or damaged sections of roof covering.



#### Comments:

We observed a small damaged section of roofing at front porch at rear right roof near outside of corner near flashing. Exposed roof sheathing is present with damaged shingles. We recommend repairs as required at front porch.

### Roof Leaks

Leaks: None Observed

Viewed: Ladder, Roof Surface

### Gutters & Downspouts

Type: Aluminum

Condition: Satisfactory

Extensions: Has Extensions

### Exposed Flashing

Type: Aluminum, Rubber

Condition: Satisfactory

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## Vents / Protrusions

Condition: Satisfactory

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## Plumbing Systems

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

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## Fuel Service

Condition: Satisfactory

Type: Gas Meter

Meter Location: Left side exterior

Shutoff Valve Location: At meter



## Water Entrance

Service: Public

Type: Copper

Main Shutoff Valve Location: Above water heater

Size: 1"



## Waste

Condition: Satisfactory

Type: Public

Pipes: Plastic

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## Fixtures

Condition: Satisfactory

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## Water Heater

Condition: Satisfactory

Fuel Type: Gas

Location: Garage

Capacity: 50

Extension: Present



Relief Valve: Present  
 Seismic Restraint: Not Applicable  
 Gas Shutoff: Present  
 Venting (Air Supply): Present

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## Pipes

Condition: Satisfactory  
 Material: Copper  
 Flow Rate: Satisfactory

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## Drains

Condition: Satisfactory  
 Type: Plastic

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## Vent Pipes

Condition: Satisfactory  
 Type: Plastic

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# Electrical Systems & Components

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

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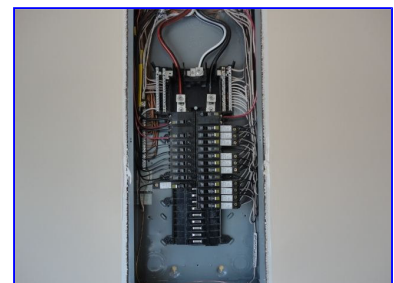
## Service Line Entrance

Condition: Satisfactory  
 Type: Underground  
 Conductor: Aluminum  
 Location: Left side  
 Wiring: Romex (Encased in Plastic)  
 Volts: 240 - 120v  
 Capacity: 150

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## Main Panel

Condition: Satisfactory  
 Volts: 240-120v  
 Capacity: 150A  
 Type of Overload Protection: Circuit Breakers  
 Bonding: Bonded  
 Grounding: Grounded  
 Location: Garage



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## Circuits & Conductors

Condition: Needs Maintenance

Type of Wiring: Romex

Outlets	Number	GFCI
Exterior		Yes
Garage		Yes
Kitchen		Yes
Bathroom		Yes

### Comments:

The light at the Jack and Jill bathroom lavatory is inoperative. I recommend replacing light bulb.

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## Outlets, Fixtures, & Switches

Number Tested: All Visible

Method of Testing: Circuit tester

Condition: Satisfactory

Outlet Testing:

Reverse Polarity: No

Non-GFCI: No

Ungrounded: No

Voltage Drop: No

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## Smoke Detectors

Condition: Not Inspected

Smoke Detectors: Not Tested

### Comments:

Smoke detectors were dust covered and not inspected at time of inspection. Replace detector batteries every 6 months. It is recommended that smoke detectors are replaced every 10 years. Carbon monoxide detectors not installed in home. We recommend properly installing CO detectors.



## Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

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## Attic Access

Access Type: Pull Down

Attic Access Location: Second floor hallway

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## Attic Ventilation

Condition: Satisfactory

Type: Ridge Vents, Gable Louvers, Soffit Vents

Fan Type: None Observed

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## Roof Frame

Condition: Satisfactory  
Type: Truss

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## Vent Pipes & Flashing

Condition: Satisfactory  
Leaks Observed: No Leaks

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## Ceiling Frame

Condition: Satisfactory  
Type of Framing: Truss



## Moisture & Mildew

Condition: Satisfactory  
Type:

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## Attic Insulation

Condition: Satisfactory  
Type: Poured  
Location: In Floor  
Average Depth (Inches): 10-14"



## Attic Sheathing

Observed: Observed  
Condition: Satisfactory

### Comments:

Limited views at roof sheathing due to installation of Tech Shield Barrier.



## Interior Components

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors

underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

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## General Information

Number of Bathrooms: 4

Number of Bedrooms: 5

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## Floors

Condition: Satisfactory

Type of floor: Hardwood, Carpet, Ceramic Tile, Vinyl

### Comments:

Limited views at wood floors at main floor due to protective paper.




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## Walls

Condition: Needs Maintenance

Type: Drywall

### Problems:

-There are cracks/holes in the wall.

### Comments:

Hole at drywall at jack and jill bathroom at second floor. We recommend repairing drywall as required.




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## Ceilings

Condition: Satisfactory

Type: Drywall

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## Entry Doors

Condition: Satisfactory

Material: Metal

Insulation: Insulated

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## Stairs / Railings

Condition: Satisfactory

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## Windows

Condition: Needs Maintenance

Type: Double Hung

Material: Vinyl

Glass: Insulated Glass

Storm Windows: No

### Problems:

-The windows have cracked or broken glass.

### Comments:



Cracked upper sash at second floor middle bedroom. I recommend replacing window as required.

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## Moisture and Mildew

Condition: Satisfactory

Degree of Damage: None

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## Fireplace

Condition: Needs Maintenance

Type: Prefab, Gas

Operational: Yes

### Comments:

Sealed Heat Glo fireplaces were not inspected at time of inspection due to pilot lights not being lit. The exterior flue cover isn't installed at right side. I recommend properly installing flue at right side and re-inspecting fireplaces once pilot lights are lit.



## Bathroom 1

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Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

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## Bathroom Location

Location: Main floor

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## Toilets

Condition: Satisfactory

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## Ventilation

Condition: Satisfactory

Fan Vents To: Outside

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## Bathtub

Condition: Satisfactory

Type: Built-In

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## Shower Walls

Condition: Satisfactory

Type: Fiber Glass

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## Floor

Condition: Satisfactory

Type: Ceramic Tile

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**Receptacles**

Condition: Satisfactory  
Type: Non-GFCI

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**Moisture & Mildew**

Condition: Satisfactory  
Type: None

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**Sinks**

Condition: Satisfactory

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**Bathroom 2**

**Bathroom Location**

**Location:** Right side bedroom at second floor

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**Toilets**

Condition: Satisfactory

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**Ventilation**

Condition: Satisfactory  
Fan Vents To: Outside

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**Bathtub**

Condition: Satisfactory  
Type: Built-In

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**Shower Walls**

Condition: Satisfactory  
Type: Fiber Glass

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**Floor**

Condition: Satisfactory  
Type: Ceramic Tile

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**Receptacles**

Condition: Satisfactory  
Type: GFCI

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**Moisture & Mildew**

Condition: Satisfactory  
Type: None

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**Sinks**

Condition: Satisfactory

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## Bathroom 3

### Bathroom Location

Location: Jack and Jill Bathroom

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### Toilets

Condition: Satisfactory

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### Ventilation

Condition: Satisfactory  
Fan Vents To: Outside

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### Bathtub

Condition: Satisfactory  
Type: Built-In

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### Shower Walls

Condition: Satisfactory  
Type: Fiber Glass

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### Floor

Condition: Satisfactory  
Type: Ceramic Tile

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### Receptacles

Condition: Satisfactory  
Type: GFCI

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### Moisture & Mildew

Condition: Satisfactory  
Type: None

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### Sinks

Condition: Satisfactory

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## Bathroom 4

### Bathroom Location

Location: Master bathroom

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### Toilets

Condition: Satisfactory

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### Ventilation

Condition: Satisfactory  
Fan Vents To: Outside

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**Bathtub**

Condition: Satisfactory  
Type: Built-In, Stall Shower

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**Shower Walls**

Condition: Satisfactory  
Type: Fiber Glass

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**Floor**

Condition: Satisfactory  
Type: Ceramic Tile

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**Receptacles**

Condition: Satisfactory  
Type: GFCI

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**Moisture & Mildew**

Condition: Satisfactory  
Type: None

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**Sinks**

Condition: Satisfactory

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## Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

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**Cabinets**

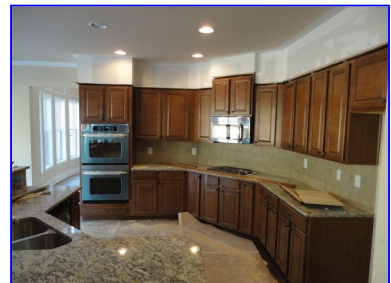
Condition: Needs Maintenance

**Comments:**

Cabinets at kitchen are under construction at time of inspection.

**Counters**

Condition: Satisfactory  
Counter Tops: Solid Surface



**Dishwasher**

Condition: Satisfactory  
Operational: Operating  
Make:  
Model:

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**Disposal**

Condition: Satisfactory  
Operational: Operating  
Make:  
Model:

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**Flooring**

Condition: Satisfactory  
Type: Wood

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**Microwave**

Condition: Satisfactory  
Operational: Operating  
Make:  
Model:

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**Moisture and Mildew**

Condition: Satisfactory  
Degree of Damage: None

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**Range/Oven**

Condition: Satisfactory  
Fuel Type: Gas  
Operational: Operating  
Make:  
Model:

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**Receptacles**

Condition: Satisfactory  
Type: GFCI

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**Sink**

Condition: Satisfactory

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**Ventilation**

Condition: Professional Consultation  
Fan Vents To: Exterior

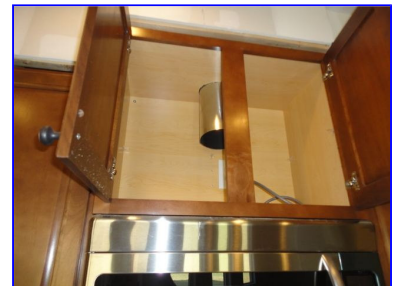
**Problems:**

\*The filter system was not inspected.

**Comments:**

Exhaust fan and duct are being installed at time of inspection. I recommend re-inspecting once repairs and installation is complete.

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## Heating System

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

### Heating System

Condition: Satisfactory  
Type: Forced Air  
Fuel: Natural Gas  
Age: 2011 years  
Capacity: 110,000 BTU's  
Heat System Location: Attic  
Thermostat Location: Main and master bedroom



#### Comments:

Two zones at furnace for main and second floor.

### Fuel Source

Condition: Satisfactory  
Fuel Type: Natural Gas  
Fuel Supply: Public Gas  
Status: Turned On

### Heat Exchanger

Condition: Not Inspected  
Status: Not Tested  
Visibility: Not Visible

#### Problems:

- \*The heat exchanger was not inspected for holes or damage.
- \*The heat exchanger was not inspected for soot or debris.

#### Comments:

Heat exchanger was not visible.

### Heat Distribution

Condition: Satisfactory  
Type: Ductwork  
Pipes: Galvanized  
Located in: Each Room

### Unit Venting

Condition: Satisfactory

## Air Filters

Condition: Satisfactory  
Filter Type: Disposable

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## Cooling System

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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## Air Conditioning Unit

Condition: Not Inspected  
Status: Not Tested  
Age: 2011  
Capacity: 3 ton  
Location: right side exterior  
Last Service Date: Unknown

### Problems:

\*The system was not inspected for low refrigerant.

### Comments:

Outside temperature is below the safe operating temperature.

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## Air Conditioning Type

Condition: Not Inspected  
Type: Central Air  
Fuel: Turned On

### Comments:

Outside temperature is below the safe operating temperature. I recommend re-inspcting air conditioning system once air temperatures exceed 65 degrees.

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## Electrical Disconnect

Condition: Satisfactory  
Location: Exterior wall

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## Air Distribution

Condition: Satisfactory  
Type: Ductwork  
Located in: Each Room

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## Garage / Carport

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is

vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

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## Garage Description

Condition: Satisfactory  
Type: Attached Garage

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## Flooring

Condition: Satisfactory  
Floor Type: Concrete

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## Door to Living Space (Attached Garage)

Condition: Satisfactory  
Door Type: Metal  
Fire Door Properties: Fire Resistant

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## Moisture & Mildew

Condition: Satisfactory  
Type: None

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## Receptacles

Condition: Satisfactory  
Type: GFCI

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## Separation Wall (Attached Garage)

Condition: Satisfactory  
Type: 5/8" Drywall

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## Vehicle Doors

Condition: Satisfactory  
Status: Tested

### Comments:

Be advised that latching devices and hardware are not present at garage door. Opener not installed at garage door. I recommend installing hardware at garage door as required.



## Walls/Windows/Ceiling

Condition: Satisfactory

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## Additional Pictures

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Exterior disconnect switch



Right side view



Exterior vent covers not installed



Fireplace



*Tyler Home Inspections, LLC*

**Thank You!**

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Thank you for choosing our home inspection service. If you have any questions about items in the report, please do not hesitate to contact us. We are grateful for your business and look forward to working with you again in the future!