



Home Inspection Report



2300 Tradewinds Dr, Gautier , MS 39553

Inspection Date:

Friday October 12, 2018

Prepared For:

Ada Gonzalez

Prepared By:

Jonathan Housewright
1012 Cardinal Cove
Ocean Springs, Mississippi 39564
(228) 382-7009
coastinspector1@gmail.com

Report Number:

7876723398

Inspector:

Jonathan Housewright

Receipt/Invoice

Jonathan Housewright
1012 Cardinal Cove
Ocean Springs, Mississippi 39564
(228) 382-7009

Date: Oct 12, 2018

Inspected By: Jonathan Housewright

Property Address
2300 Tradewinds Dr
Gautier , MS 39553

Inspection Number: 7876723398

Payment Method: Credit Card

Client: Ada Gonzalez

Inspection	Fee
Home Inspection	\$275.00

Total	\$275.00
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Report Summary

Items Not Operating

None apparent

Major Concerns

None apparent

Potential Safety Hazards

All outlets located in bathrooms should be GFCI protected - recommend upgrading outlet in master bathroom for GFCI protection
Water heater missing TPR valve discharge pipe - Temperature-Pressure Relief valve extension pipe should extend to within 4"-6" off of the floor - this is a Safety Concern - recommend repairs

Improvement Items

Cracked window noted at front side of home during time of inspection - recommend repairs or replacement
Damaged/missing handle noted at microwave in kitchen - recommend repairs or replacement
Toilet bowl loose in master bathroom during time of inspection - recommend securing to floor and caulking around the base
Drain stop in master bathroom not operating properly during time of inspection - recommend repairs or replacement
Laundry dryer vent cover at exterior wall damaged/missing - recommend repairs or replacement

Items To Monitor

None apparent

Report Overview

Scope of Inspection

All components designated for inspection in the Internachi Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Visual Inspection Only

State of Occupancy

Occupied
Fully furnished

Weather Conditions

Sunny

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

15-20 years

Summary

Summary

Comments

Summary Photos



Cracked window noted at front side of home during time of inspection - recommend repairs or replacement



Damaged/missing handle noted at microwave in kitchen - recommend repairs or replacement



Toilet bowl loose in master bathroom during time of inspection - recommend securing to floor and caulking around the base



Drain stop in master bathroom not operating properly during time of inspection - recommend repairs or replacement



All outlets located in bathrooms should be GFCI protected - recommend upgrading outlets for GFCI protection



Water heater missing TPR valve discharge pipe - Temperature-Pressure Relief valve extension pipe should extend to within 4"-6" off of the floor - this is a Safety Concern - recommend repairs

Summary Photos



Laundry dryer vent cover at exterior wall damaged/missing - recommend repairs or replacement

Grounds

Driveway/Parking

None Not Visible

Material Concrete Asphalt Gravel/Dirt Brick Other: .

Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal

Comments

Patio

None

Material Concrete Flagstone Kool-Deck Brick Other: .

Condition Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage provided Typical cracks

Comments

Deck/Patio/Porch Covers

None

Condition Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
 Moisture/Insect damage

Recommend Metal Straps/Bolts/Nails/Flashing Improper attachment to house None

Comments

Landscaping affecting foundation

N/A

Negative Grade Sloping Towards Dwelling Front Back Left side Right side Satisfactory
 Recommend additional backfill Recommend window wells/covers
 Trim back trees/shrubberies
 Wood in contact with/improper clearance to soil

Comments

Hose bibs

N/A

Condition Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve

Operable Yes No Not Tested Not On

Comments

Roof

General

Visibility None All Partial Limited By: .

Inspected From Roof Ladder at eaves Ground With Binoculars

Style of Roof

Type Gable Hip Mansard Shed Flat Other: .

Pitch Low Medium Steep Flat

Roof #1 Type: Asphalt
Layers: 1 Layer
Age: 15-20 years

Comments

Ventilation System

None N/A

Type Soffit Ridge Gable Roof Turbine Powered Other: .

Comments

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .

Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other: .

Comments

Valleys

N/A

Material Not Visible Galv/Alum Asphalt Lead Copper Other: .

Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing

Comments

Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments

Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Comments

Exterior

Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco EIFS* Not Inspected
 Asphalt Wood Metal/Vinyl Other: Typical cracks Peeling paint Monitor Wood rot
 Loose/Missing/Holes

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments

Trim

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Soffit

None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Fascia

None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Flashing

None

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .

Condition Satisfactory Marginal Poor

Comments

Caulking

None

Condition Satisfactory Marginal Poor

Recommend around windows/doors/masonry ledges/corners/utility penetrations

Comments

Windows

Condition Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Cracked/loose/damaged glass Failed/fogged insulated glass

Material Wood Metal Vinyl Aluminum/Vinyl clad

Comments Cracked window noted at front side of home during time of inspection - recommend repairs or replacement

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other: .

Exterior

Slab-On-Grade/Foundation cont.

Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated

Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated

Comments

Service Entry

Location Underground Overhead

Condition Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low

Exterior receptacles Yes No Operable: Yes No Condition: Satisfactory Marginal Poor

GFCI present Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles

Comments

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other: .

Condition Not Visible Satisfactory Marginal Poor

Comments

Exterior Doors

Main Entrance N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Rear door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Other doors N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition:
 Satisfactory Marginal Poor

Comments

Exterior A/C - Heat pump(s)

Units N/A

Location: Exterior wall

Brand: Lennox

Model #: See pictures - keep model number and serial number for maintenance and repairs if needed

Serial #: See pictures

Approximate Age: 2014

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Energy source Electric Gas Other: .

Unit type Air cooled Water cooled Geothermal Heat pump

Outside Disconnect Yes No Improperly sized fuses/breakers

Level Yes No Recommend re-level unit

Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory

Insulation Yes No Damaged/missing Replace

Improper Clearance (air flow) Yes No

Comments Keep model numbers and serial numbers for maintenance and repairs if needed

Photos

Exterior



Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments

Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments

Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
 Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments Damaged/missing handle noted at microwave in kitchen - recommend repairs or replacement

Laundry Room

Laundry

Laundry sink Yes No

Faucet leaks Yes No

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

Appliances Washer Dryer Water heater Furnace/Boiler

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible

Comments Laundry dryer vent cover at exterior wall damaged/missing - recommend repairs or replacement

Master Bathroom

Bath

- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- Whirlpool** Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonite Other: . Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
Where:
 N/A
- Drainage** Satisfactory Marginal Poor
- Water flow** Satisfactory Marginal Poor
- Drain Stops** Satisfactory Not operating properly
- Moisture stains present** Yes No Walls Ceilings Cabinetry
- Doors** Satisfactory Marginal Poor
- Window** None Satisfactory Marginal Poor
- Receptacles present** Yes No Operable: Yes No
- GFCI** Yes No Operable: Yes No Recommend GFCI
- Open ground/Reverse polarity** Yes No Potential Safety Hazard
- Heat source present** Yes No
- Exhaust fan** Yes No Operable: Yes No Noisy
- Comments** All outlets located in bathrooms should be GFCI protected - recommend upgrading outlets for GFCI protection
Toilet bowl loose in master bathroom during time of inspection - recommend securing to floor and caulking around the base
Drain stop in master bathroom not operating properly during time of inspection - recommend repairs or replacement

Bathroom 2

Bath

Location Hallway

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: . Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
 Where:
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Drain stops Satisfactory Not operating properly

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments

Master Bedroom

Room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No
Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Safety Concern
 Broken/Missing hardware

Comments

Room 2

Room

Location Middle bedroom off hallway

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Safety Concern
 Broken/Missing hardware

Comments

Room 3

Room

Location Last bedroom off hallway

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Bedroom Egress restricted N/A Yes No

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Safety Concern
 Broken/Missing hardware

Comments

Interior

Smoke/Carbon Monoxide detectors

Smoke Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

CO Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

Comments

Attic/Structure/Framing/Insulation

N/A

Access Stairs Pulldown Scuttlehole/Hatch No Access Other: . Access limited by:

Inspected from Access panel In the attic Other

Location Hallway Bedroom Closet Garage Other

Flooring Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
Depth: Satisfactory Damaged Displaced Missing Compressed
 Recommend additional insulation

Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible

Vapor barriers Kraft/foil faced Plastic sheeting Not Visible Improperly installed

Ventilation Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves

Fans exhausted to Attic: Yes No Recommend repair Outside: Yes No Not Visible

HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other: .

Ceiling joists Wood Metal Not Visible

Sheathing Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No

Evidence of moisture Yes No

Evidence of leaking Yes No

Firewall between units N/A Yes No Needs repair/sealing

Electrical No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard

Comments

Plumbing

Water service

Main shut-off location Outside

Water entry piping Not Visible Copper/Galv. PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Lead Polyethylene

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Other: .

Condition Satisfactory Marginal Poor

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection: Yes
 No Safety Hazard Recommend repair Recommend a dielectric union Satisfactory

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass

Condition Satisfactory Marginal Poor

Support/Insulation N/A
 Type:

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No Leaking: Yes No

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible Galvanized
 Recommend CSST be properly bonded

Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments

Water heater(s)

N/A

General

Brand Name: Rheem

Serial #: See pictures

Capacity: Properly sized for number of water fixtures present during time of inspection

Approx. age: 2014

Type

Gas Electric Oil LP Other: .

Combustion air venting present Yes No N/A

Relief valve Yes No Extension proper: Yes No Missing Recommend repair
 Improper material

Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair

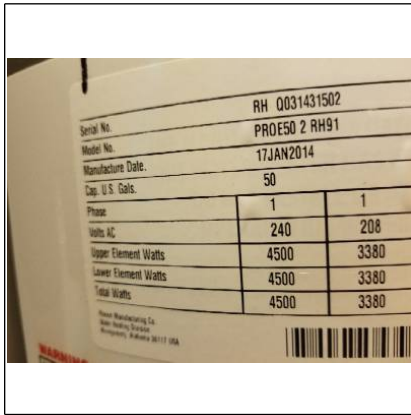
Condition Satisfactory Marginal Poor

Comments

Water heater missing TPR valve discharge pipe - Temperature-Pressure Relief valve extension pipe should extend to within 4"-6" off of the floor - this is a Safety Concern - recommend repairs
 Keep model numbers and serial numbers for maintenance and repairs if needed

Photos

Plumbing



Heating System

Heating system

Units Brand name: Lennox
 Approx. age: 2014
 Unknown Satisfactory Marginal Poor Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

Warm air system Belt drive Direct drive Gravity Central system Floor/wall furnace

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested
 Tester:

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed Gas shut off valve:
 Yes No

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

Heat pump N/A Supplemental electric Supplemental gas

Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

System not operated due to N/A Exterior temperature Other: .

Comments

Electric System

Main/Service Panel

Location Exterior wall/Garage/Other

Condition Satisfactory Poor

Adequate Clearance to Panel Yes No

Amperage/Voltage Unknown 60a 100a 150a 200a 400a 120v/240v

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

Main wire Copper Aluminum Not Visible Double tapping of the main wire Condition: Satisfactory
 Marginal Poor

Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable
 Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse
 Panel not accessible Not evaluated

Comments Service and main panel combined in this section of report as well as any major findings such as open ground wiring throughout the home.

Living Room

Living Room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments

Dining Room

Dining Room

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where:

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments