

Rachel Arteaga Property

SUBMITTED BY
Benjamin Brown
bbr@magicplan.app

CREATED ON
2021-11-23

LOCATION
123 Circle Tree Lane
28277 Charlotte
NC
United States



Total area 1657.64 sq ft	Floors 2	Rooms 7	Bathroom 1
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Uncover Home Inspections

Structural

Foundation
Concrete / Not Visible

Floor Framing
Joists

Floors
T&G Decking

Roof Structure
Rafters

Comments
Sloping throughout roofline. Numerous instances of inadequate framing practices noted from inside attic. Current state of roof structure subject to failure under heavy load. Further contractor evaluation recommended.

Plumbing

Supply Pipes
Copper / Plastic / Galvanized

Drain, Waste, and Vent Pipes
Plastic / Galvanized / Cast Iron

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Sump Pump(s)

N/A

Water Heater Location

Basement

Water Heater Fuel Type

Gas

Water Heater Capacity

Tank-Less

Water Heater Age

10 Years

Water Heater Seismic Straps

N/A

Water Heater Exhaust

Intact

Comments

Restricted Water Flow when several fixtures operated simultaneously. Likely a result of corroded galvanized pipes.

Heating and Cooling

Type

Furnace

Fuel

Gas

Capacity

66,000 BTUs

Estimated Age

10 Years

Filter

Disposable

Distribution

Ductwork

Exhaust

Appears Intact

Comments

Inducer fan at the furnace whines. Likely due to failed/failing bearings. Further HVAC evaluation necessary.

Bathrooms

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Bathtubs/showers

Spa Tub / Bathroom Shower Combo / Shower Stall

Floor Coverings

Vinyl Tile / Plank

Ventilation

Vented Outside

Comments

Upstairs bathroom fan inoperable. Further evaluation necessary.

Kitchen and Appliances**Cabinets**

Wood/Wood Composite

Countertop

Plastic Laminate

Disposal

Operated

Dishwasher

Operated

Floor

Vinyl Tile/Plank

Range

Electric - Operated

Ventilation

Exhaust Fan - Vented Outside

Washer/Dryer Hook-ups

Electric - Vented Outside

Comments

Anti-Tip device installation recommended for kitchen range.

Electrical**Service**

100 Amps - 120/240 Volts - Circuit Breakers - Grounded at Panel

Service Entry Conductors

Copper

120-Volt Conductors

Copper

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Service Entry
Overhead

CO Detector(s)
Functioning

Smoke Dectector(s)
Functioning

GFI Outlet(s)
Functioning

Comments

Upstairs and main level outlets tested as ungrounded. Likely caused by new outlet installation over older two-conductor wiring system.

Interior

Walls/Ceilings
Drywall/Plaster/Wood

Floors
W-W Carpet / Wood / Vinyl Tile

Fireplace
Fireplace Insert

Windows
Vinyl

Window Type
Single Hung / Insulated Glass / Sliding

Comments

Missing/lacking guardrails on staircases and inadequate overhead clearance. Recommend assessment and updating for safety.

Attic

Access
Scuttle Hole / Door

Attic Viewed
From Access Point(s)

Attic Insulation
Loose Fill / Floor / 12in. Depth / Approx. R-Value 38

Ventilation
Roof Vents / Soffit Vents

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Roofing and Roof Components

Roof Covering

Composition Shingles / Approx. 15 Years Old

Roof Viewed

From Roof Surface

Gutters

Metal / Splash Blocks

Exterior

Siding/Trim Materials

Wood or Plywood

Garage

N/A

Chimney(s)

Masonry

Site/Grounds

Sidewalk

Concrete

Driveway

Concrete

Attached Deck

Wood

Patio

N/A

Grading/Drainage

Appears Adequate

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▼ Photos/Rachel Arteaga Property



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The display of dimensions, pictures, and objects is set in the app and can be easily customizable. The custom forms are created and managed in the cloud and are assigned to a project on a workspace and/or team level.

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▼ Photos/Rachel Arteaga Property

Rachel Arteaga Property Photo 5



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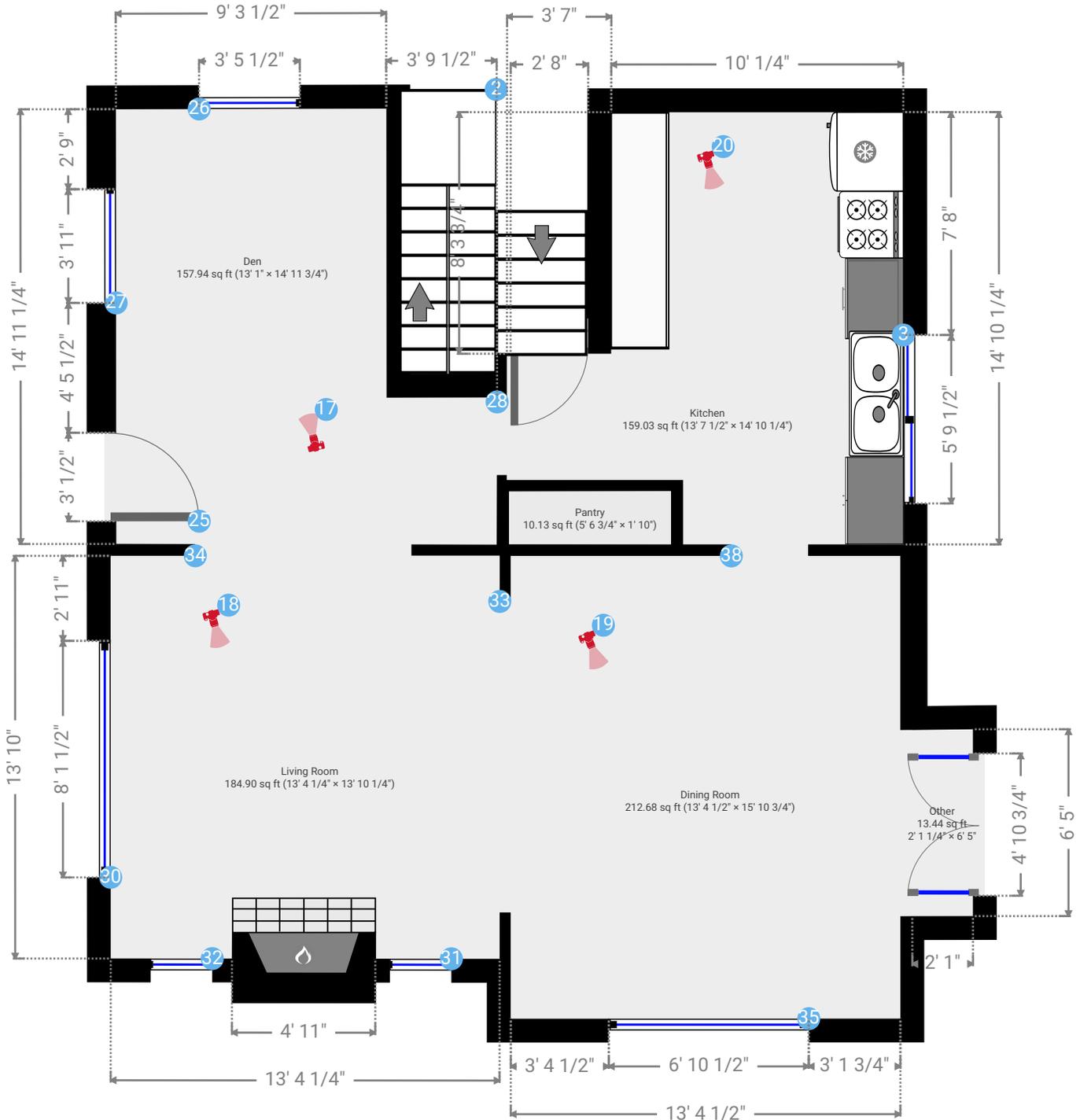
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▼ 1st Floor

TOTAL AREA: 879.98 sq ft • LIVING AREA: 879.98 sq ft • ROOMS: 4



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▼ 1st Floor

2 U-SHAPED STAIRCASE

Height
7' 2 3/4"



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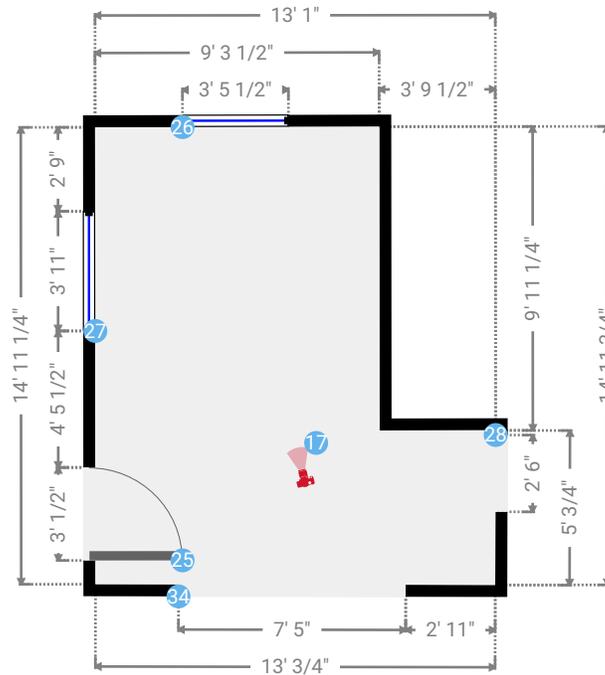
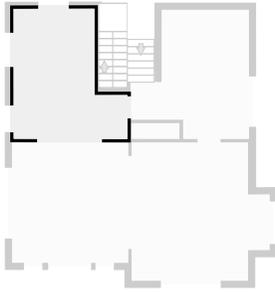
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▼ Den 1st Floor

WIDTH: 13' 1" • LENGTH: 14' 11 3/4" • CEILING HEIGHT: 8' 9"
AREA: 157.94 sq ft • PERIMETER: 56' 3/4"



▼ Den/1st Floor

17 PHOTO

Photos



25 HINGED DOOR

Height
6' 6 1/2"



26 AWNING WINDOW

Height
2' 1/2"

Distance to Floor
5' 5 1/2"



27 AWNING WINDOW

Height
5' 4 1/4"



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▼ Den/1st Floor

27 AWNING WINDOW

Distance to Floor
1' 11 1/2"



28 OPENING

Height
6' 10 3/4"



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▼ Photos/Den



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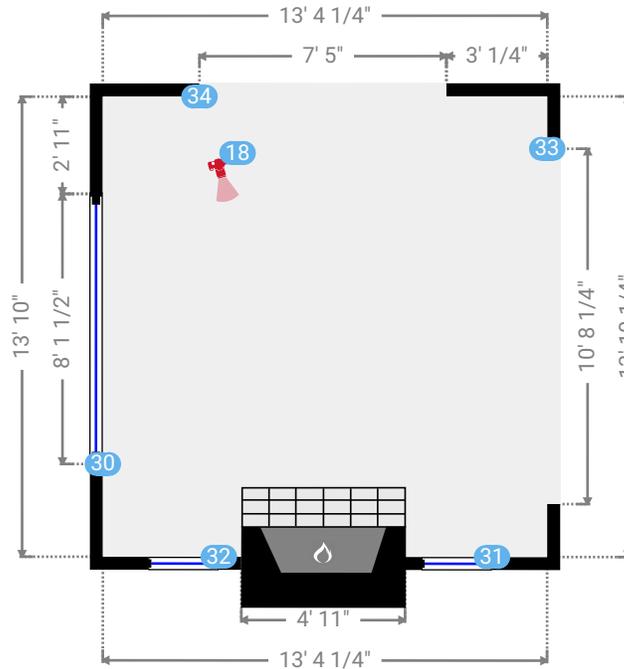
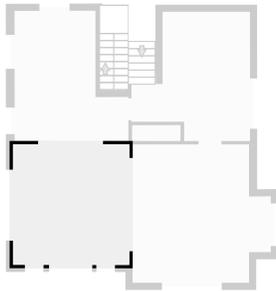
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▼ Living Room 1st Floor

WIDTH: 13' 4 1/4" • LENGTH: 13' 10 1/4" • CEILING HEIGHT: 8' 9 3/4"
AREA: 184.90 sq ft • PERIMETER: 54' 4 3/4"



▼ Living Room/1st Floor

18 PHOTO

Photos



30 AWNING WINDOW

Height
5' 4 1/4"

Distance to Floor
1' 10 1/2"



31 AWNING WINDOW

Height
1' 9 3/4"

Distance to Floor
4' 11 1/2"



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▼ Living Room/1st Floor

32 AWNING WINDOW

Height
1' 11"

Distance to Floor
4' 11 3/4"



33 OPENING

Height
7' 3 3/4"

Distance to Floor
1 1/2"



34 OPENING

Height
7' 3/4"

Distance to Floor
3/4"



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▼ Photos/Living Room



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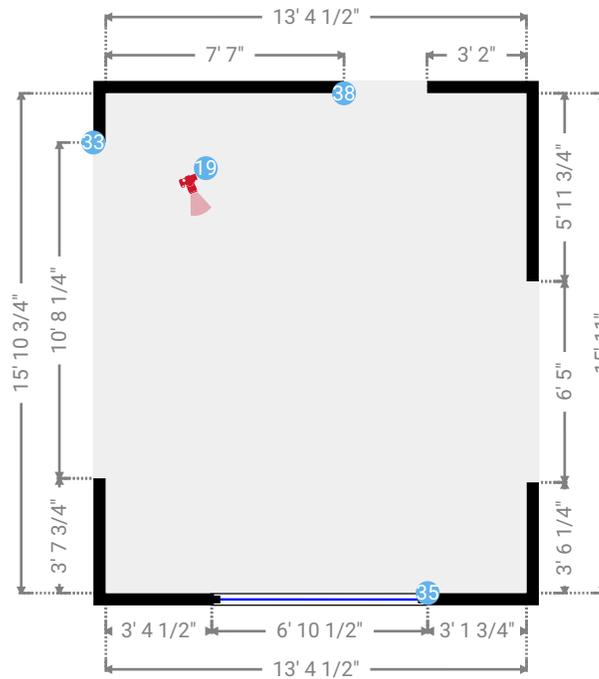
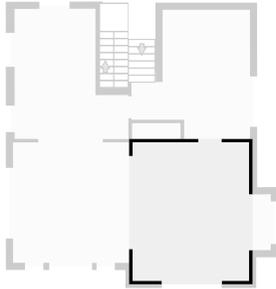
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▼ Dining Room 1st Floor

WIDTH: 13' 4 1/2" • LENGTH: 15' 10 3/4" • CEILING HEIGHT: 8' 8 1/4"
AREA: 212.68 sq ft • PERIMETER: 58' 6 1/2"



▼ Dining Room/1st Floor

19 PHOTO

Photos



35 AWNING WINDOW

Height
5' 1 3/4"

Distance to Floor
1' 10 3/4"



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▼ Photos/Dining Room



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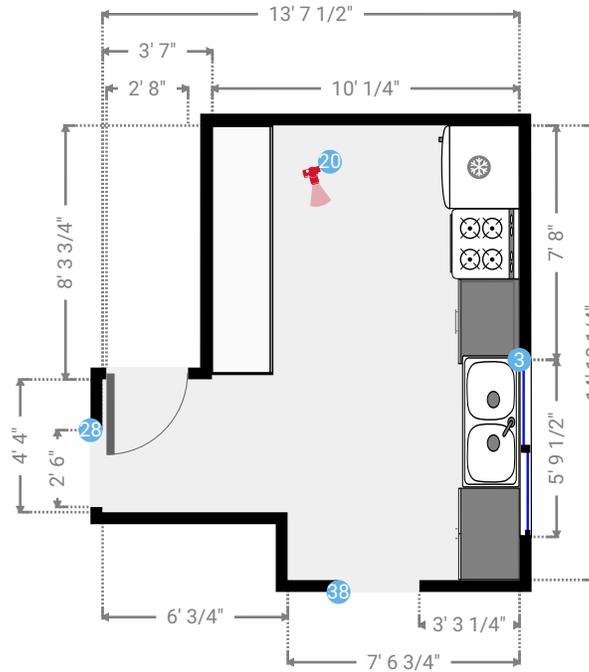
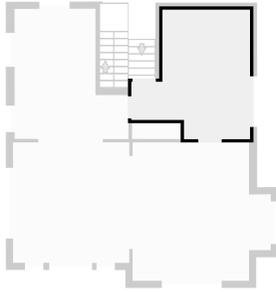
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▼ Kitchen 1st Floor

WIDTH: 13' 7 1/2" • LENGTH: 14' 10 1/4"
AREA: 159.03 sq ft • PERIMETER: 56' 11 1/4"



▼ Kitchen/1st Floor

3 SLIDING WINDOW

Height
3' 10"

Distance to Floor
3' 10"



20 PHOTO

Photos

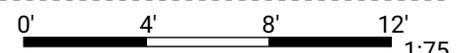


38 OPENING

Height
6' 10 3/4"



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▼ Photos/Kitchen



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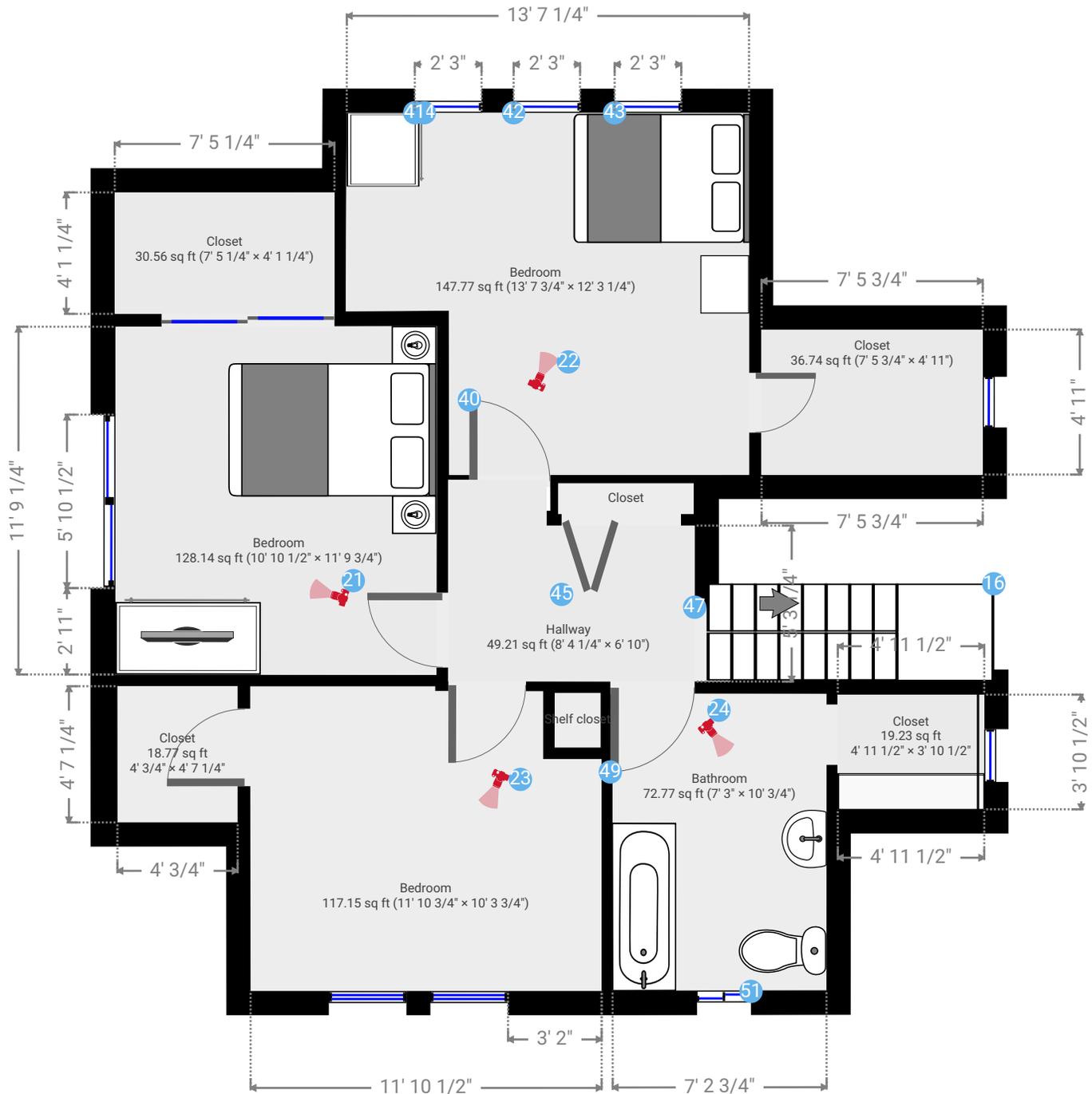
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▼ 2nd Floor

TOTAL AREA: 777.66 sq ft • LIVING AREA: 777.66 sq ft • ROOMS: 3



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▼ 2nd Floor

16 U-SHAPED STAIRCASE

Height

7' 2 3/4"



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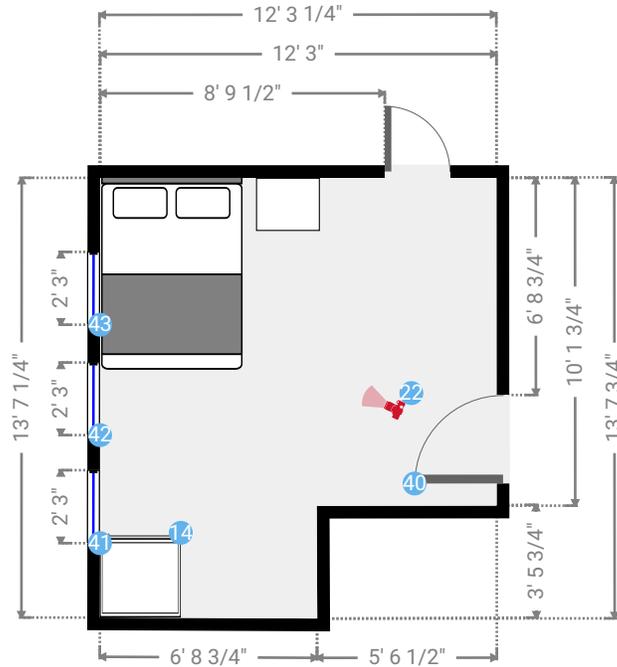
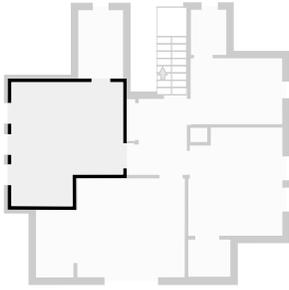
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▼ Bedroom 2nd Floor

WIDTH: 12' 3 1/4" • LENGTH: 13' 7 3/4" • CEILING HEIGHT: 7' 8 3/4"
AREA: 147.77 sq ft • PERIMETER: 51' 9 1/2"



▼ Bedroom/2nd Floor

14 CHEST OF DRAWERS

Height
4' 3 1/2"



22 PHOTO

Photos



40 HINGED DOOR

Height
6' 6 1/4"



41 AWNING WINDOW

Height
3' 2 3/4"

Distance to Floor
2' 10"



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▼ Bedroom/2nd Floor

42 AWNING WINDOW

Height
3' 3"

Distance to Floor
2' 9 3/4"



43 AWNING WINDOW

Height
3' 2 1/2"

Distance to Floor
2' 9 3/4"



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▼ Photos/Bedroom



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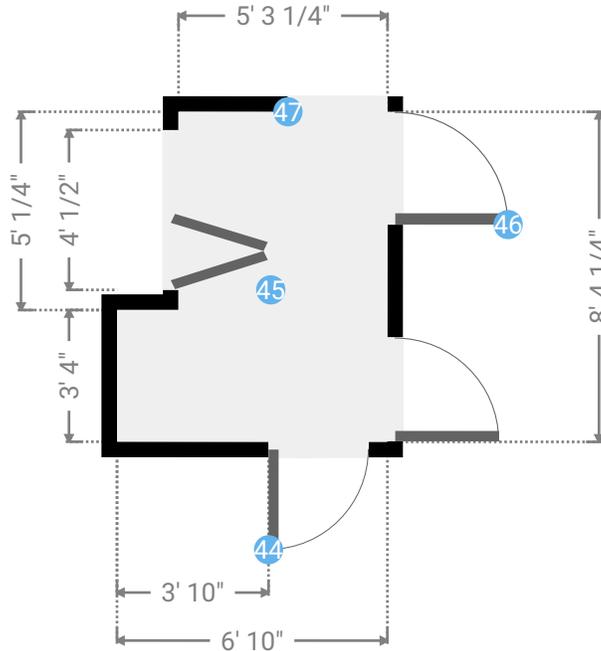
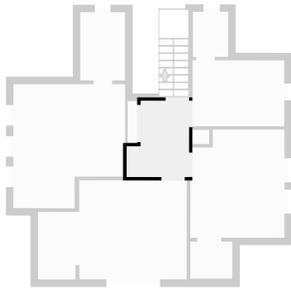
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▼ Hallway 2nd Floor

WIDTH: 6' 10" • LENGTH: 8' 4 1/4" • CEILING HEIGHT: 7' 7 3/4"
AREA: 49.21 sq ft • PERIMETER: 30' 4 1/4"



▼ Hallway/2nd Floor

45 FOLDING DOOR

Height
6' 3 3/4"



47 OPENING

Height
6' 8 3/4"



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1:58

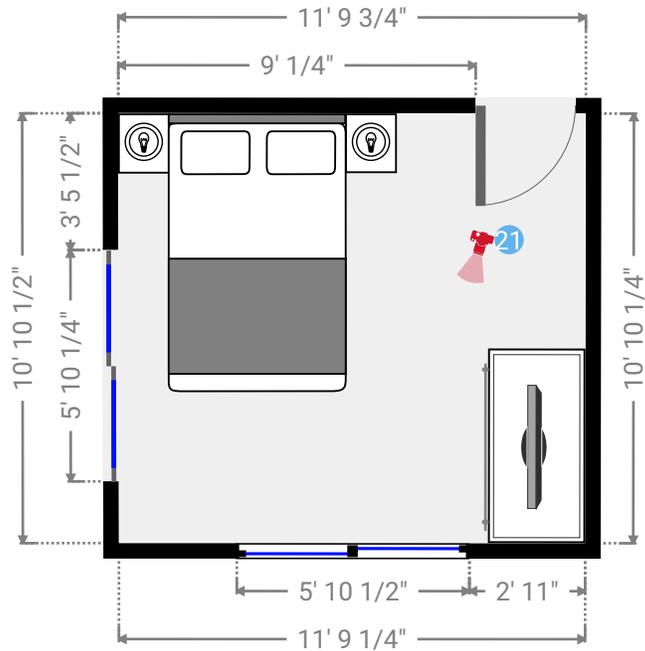
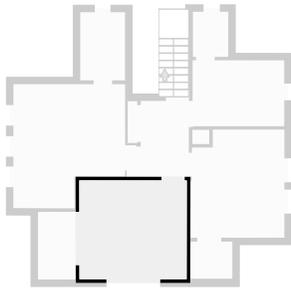
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▼ Bedroom 2nd Floor

WIDTH: 11' 9 3/4" • LENGTH: 10' 10 1/2"
AREA: 128.14 sq ft • PERIMETER: 45' 3 3/4"



▼ Bedroom/2nd Floor

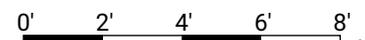
21 PHOTO

Photos



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1:58

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▼ Photos/Bedroom



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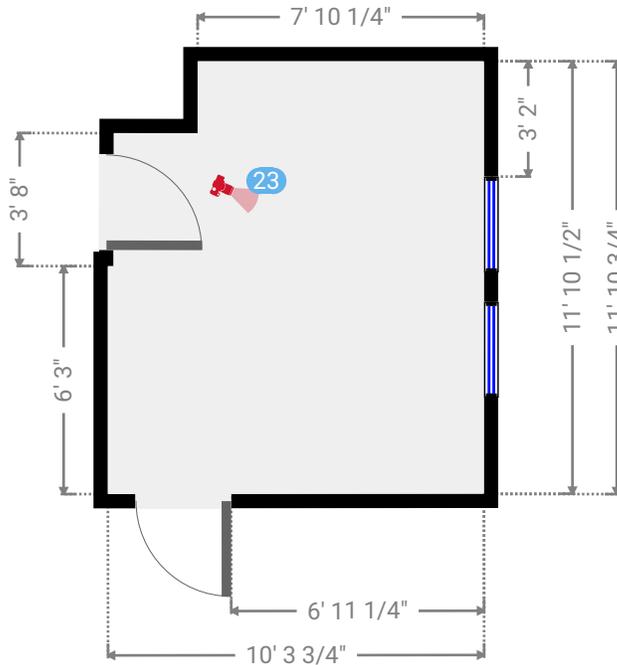
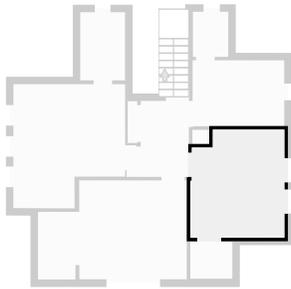
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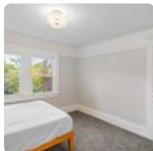
WIDTH: 10' 3 3/4" • LENGTH: 11' 10 3/4" • CEILING HEIGHT: 7' 8 1/2"
AREA: 117.15 sq ft • PERIMETER: 44' 4 3/4"



▼ Bedroom/2nd Floor

23 PHOTO

Photos



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▼ Photos/Bedroom



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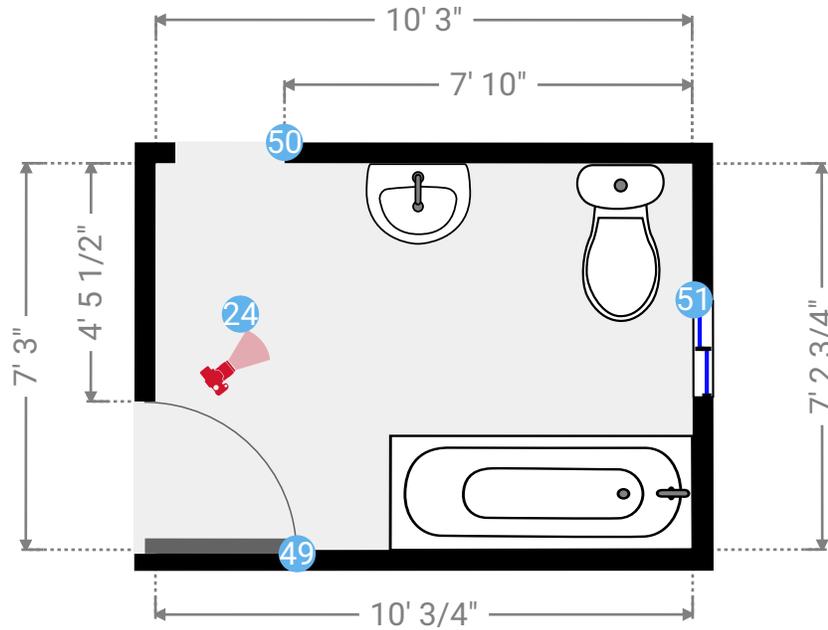
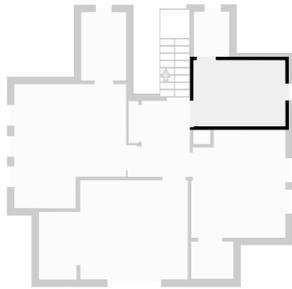
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▼ Bathroom 2nd Floor

WIDTH: 10' 3/4" • LENGTH: 7' 3"
AREA: 72.77 sq ft • PERIMETER: 34' 7"



▼ Bathroom/2nd Floor

24 PHOTO

Photos



49 HINGED DOOR

Height
6' 10 1/4"



51 SLIDING WINDOW

Height
3' 4 1/4"

Distance to Floor
3'



This is an example of how your report export would look like.

The display of dimensions, pictures, and objects is set in the app and can be easily customizable. The custom forms are created and managed in the cloud and are assigned to a project on a workspace and/or team level.



1:43

Rachel Arteaga Property

123 Circle Tree Lane, 28277 Charlotte, NC, United States
TOTAL AREA: 1657.64 sq ft • LIVING AREA: 1657.64 sq ft • FLOORS: 2 • ROOMS: 7



▼ Photos/Bathroom



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