

# 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



<b>Total area</b> 1657.64 sq ft	<b>Floors</b> 2	<b>Rooms</b> 7	<b>Bathroom</b> 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

# Rachel Arteaga Property

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**Sump Pump(s)**

N/A

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**Water Heater Location**

Basement

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**Water Heater Fuel Type**

Gas

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**Water Heater Capacity**

Tank-Less

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**Water Heater Age**

10 Years

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**Water Heater Seismic Straps**

N/A

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**Water Heater Exhaust**

Intact

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**Comments**

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

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**Heating and Cooling**

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**Type**

Furnace

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**Fuel**

Gas

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**Capacity**

66,000 BTUs

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**Estimated Age**

10 Years

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**Filter**

Disposable

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**Distribution**

Ductwork

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**Exhaust**

Appears Intact

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**Comments**

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

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**Bathrooms**

# Rachel Arteaga Property

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**Bathtubs/Showers**

Spa Tub / Bathroom Shower Combo / Shower Stall

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**Floor Coverings**

Vinyl Tile / Plank

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**Ventilation**

Vented Outside

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**Comments**

Upstairs bathroom fan inoperable. Further evaluation necessary.

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**Kitchen and Appliances****Cabinets**

Wood/Wood Composite

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**Countertop**

Plastic Laminate

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**Disposal**

Operated

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**Dishwasher**

Operated

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**Floor**

Vinyl Tile/Plank

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**Range**

Electric - Operated

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**Ventilation**

Exhaust Fan - Vented Outside

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**Washer/Dryer Hook-ups**

Electric - Vented Outside

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**Comments**

Anti-Tip device installation recommended for kitchen range.

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**Electrical****Service**

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

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**Service Entry Conductors**

Copper

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**120-Volt Conductors**

Copper

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**Service Entry**  
Overhead

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**CO Detector(s)**  
Functioning

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**Smoke Dectector(s)**  
Functioning

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**GFI Outlet(s)**  
Functioning

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**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

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**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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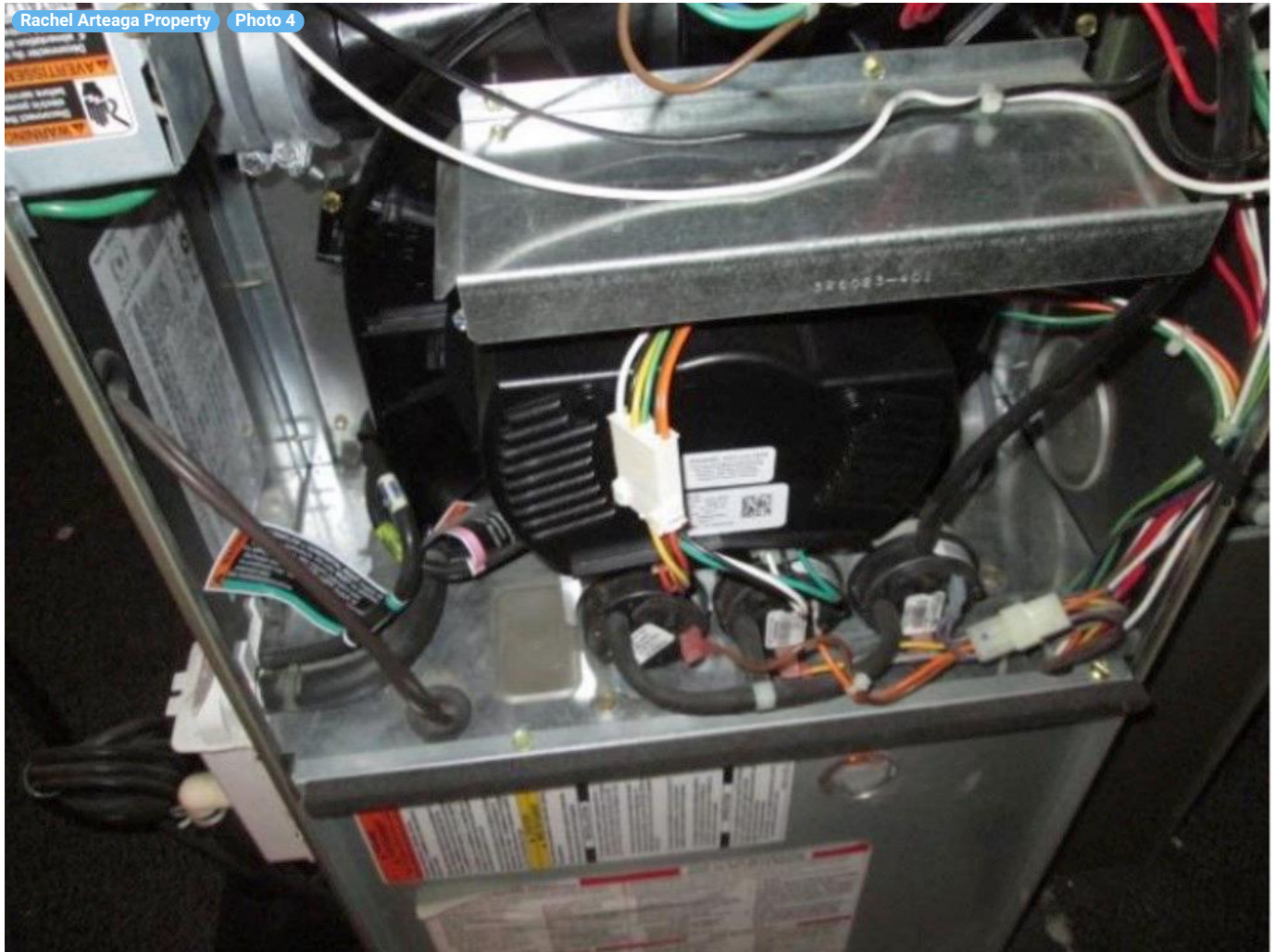
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### ▼ Photos/Rachel Arteaga Property

Rachel Arteaga Property Photo 5



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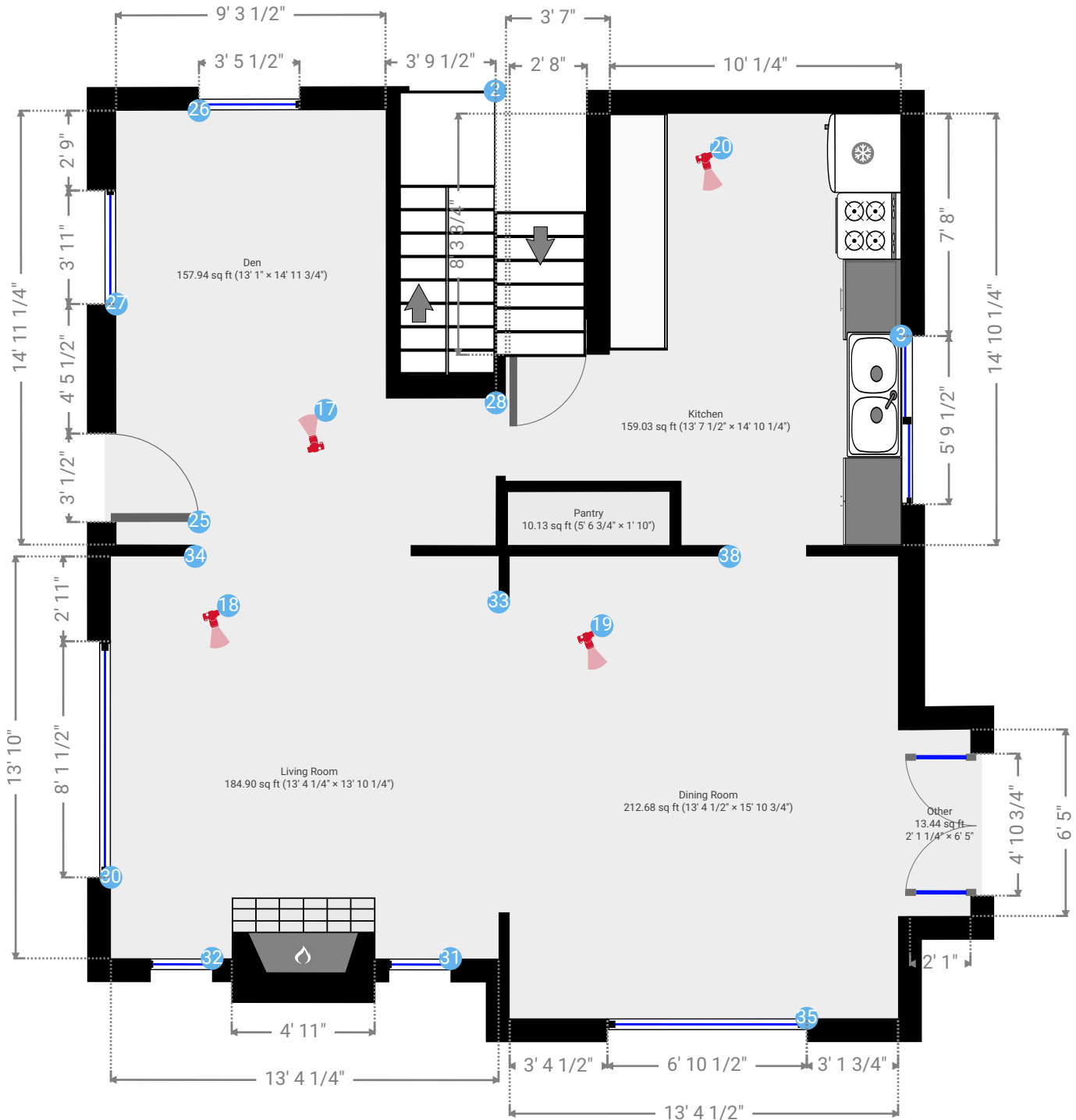
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## ▼ 1st Floor

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



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0' 2' 4' 6' 8' 10' 1:62

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## ▼ 1st Floor

### 2 U-SHAPED STAIRCASE

Height  
7' 2 3/4"



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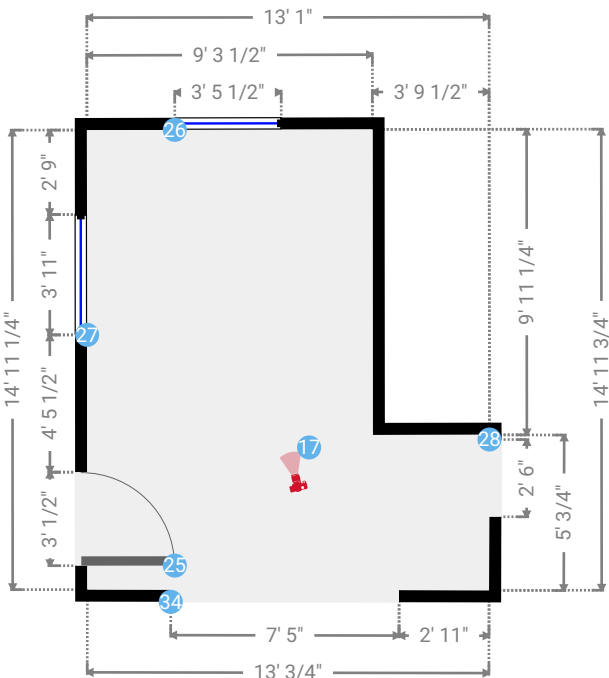
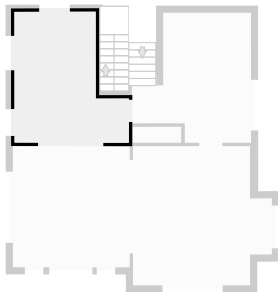
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## ▼ Den 1st Floor

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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0' 4' 8' 12' 1:75

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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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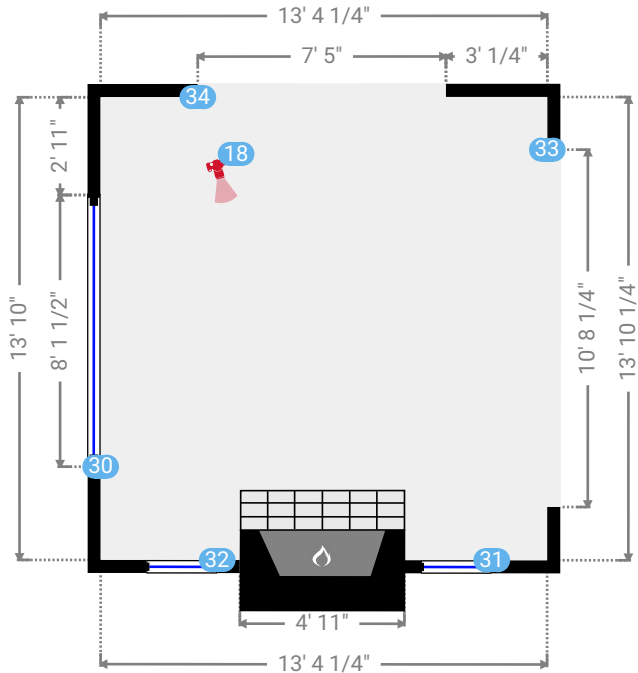
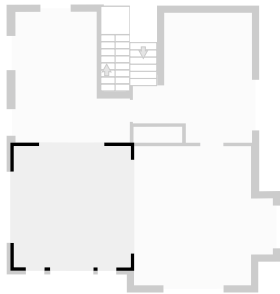
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▼ Living Room  
1st Floor

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"

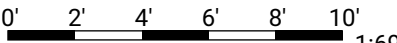


▼ Living Room/1st Floor

18	<div>PHOTO</div> <div>Photos</div> <div>  </div>	
30	<div>AWNING WINDOW</div> <div> <div>Height</div> <div>5' 4 1/4"</div> </div> <div> <div>Distance to Floor</div> <div>1' 10 1/2"</div> </div>	
31	<div>AWNING WINDOW</div> <div> <div>Height</div> <div>1' 9 3/4"</div> </div> <div> <div>Distance to Floor</div> <div>4' 11 1/2"</div> </div>	

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## ▼ Living Room/1st Floor

32	AWNING WINDOW	<div>Height 1' 11"</div> <div>Distance to Floor 4' 11 3/4"</div>	
33	OPENING	<div>Height 7' 3 3/4"</div> <div>Distance to Floor 1 1/2"</div>	
34	OPENING	<div>Height 7' 3/4"</div> <div>Distance to Floor 3/4"</div>	

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### ▼ Photos/Living Room



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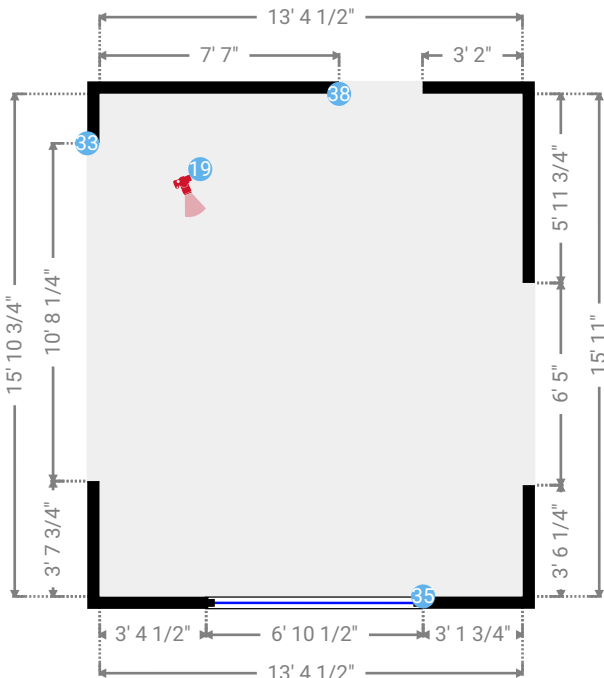
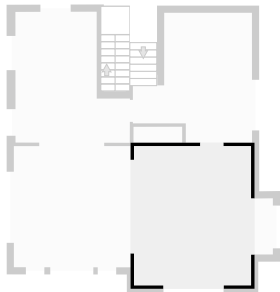
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TOTAL AREA: 1657.64 sq ft • LIVING AREA: 1657.64 sq ft • FLOORS: 2 • ROOMS: 7



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"

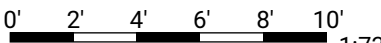
Distance to Floor

1' 10 3/4"



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1:73

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### ▼ Photos/Dining Room



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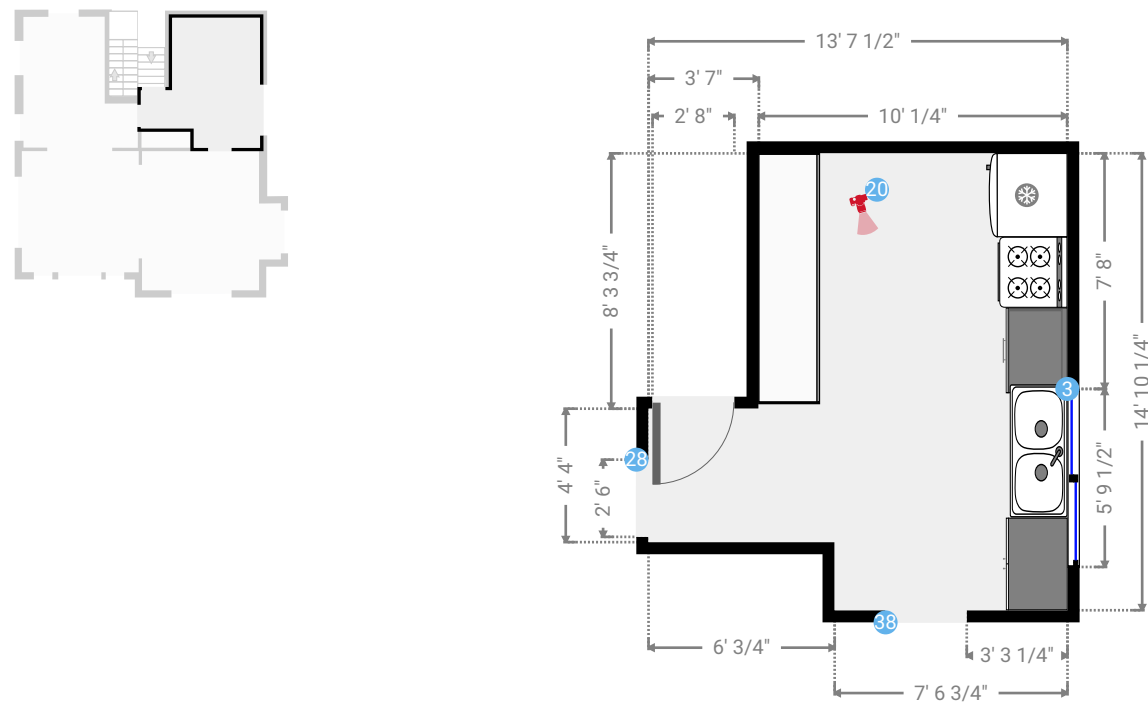
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## ▼ Kitchen 1st Floor

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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0' 4' 8' 12' 1:75

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### ▼ Photos/Kitchen



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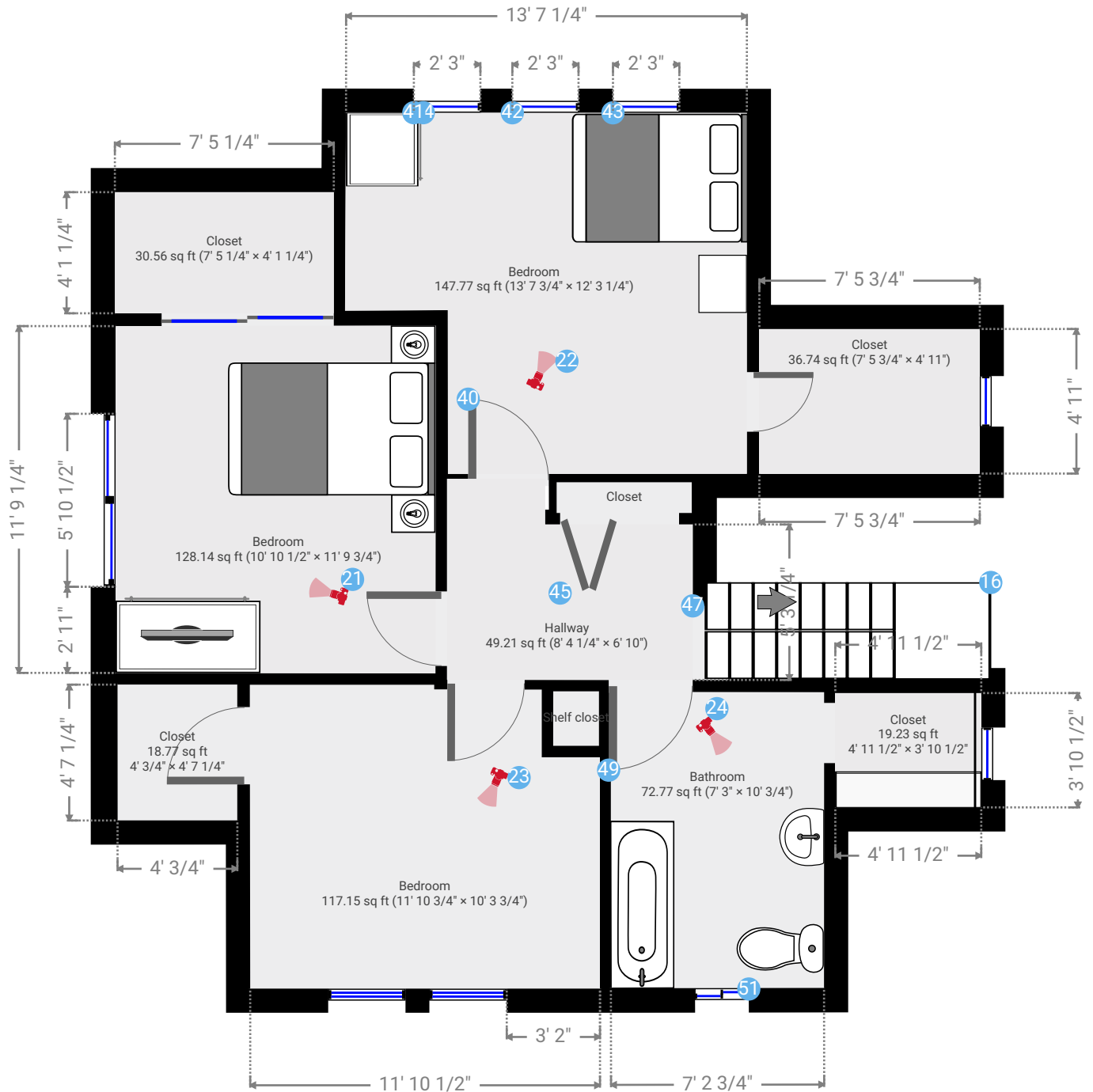
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## ▼ 2nd Floor

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



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0' 2' 4' 6' 8' 10' 1:62

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## ▼ 2nd Floor

### 16 U-SHAPED STAIRCASE

Height  
7' 2 3/4"



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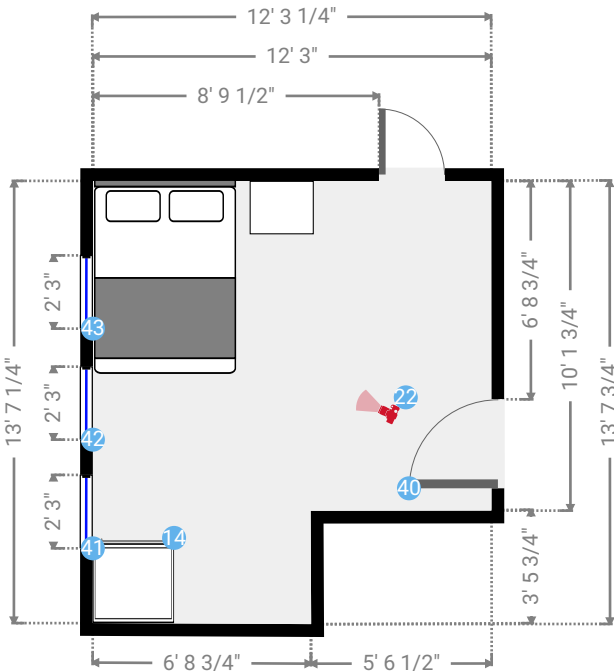
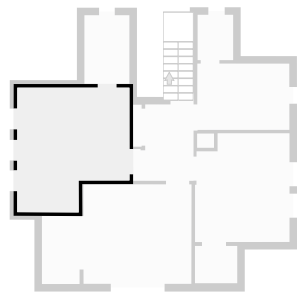
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## ▼ Bedroom 2nd Floor

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"

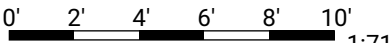


## ▼ Bedroom/2nd Floor

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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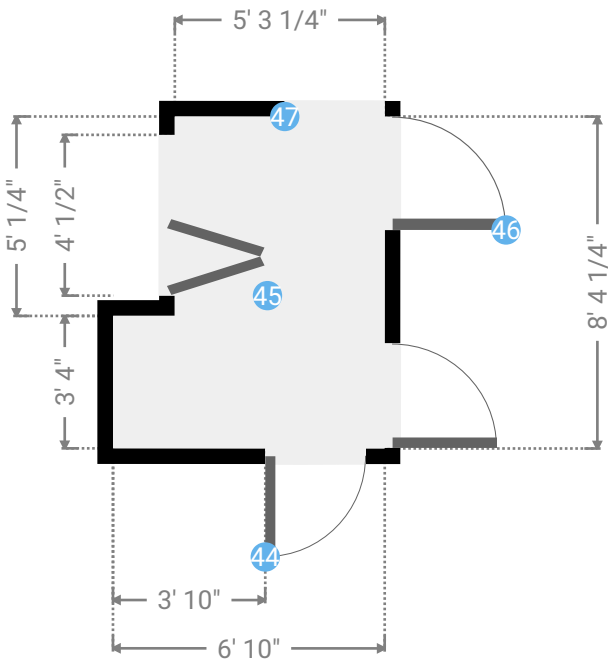
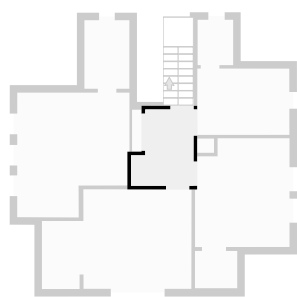
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## ▼ Hallway 2nd Floor

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

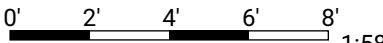


## ▼ Hallway/2nd Floor

45	FOLDING DOOR	Height 6' 3 3/4"	
47	OPENING	Height 6' 8 3/4"	

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1:58

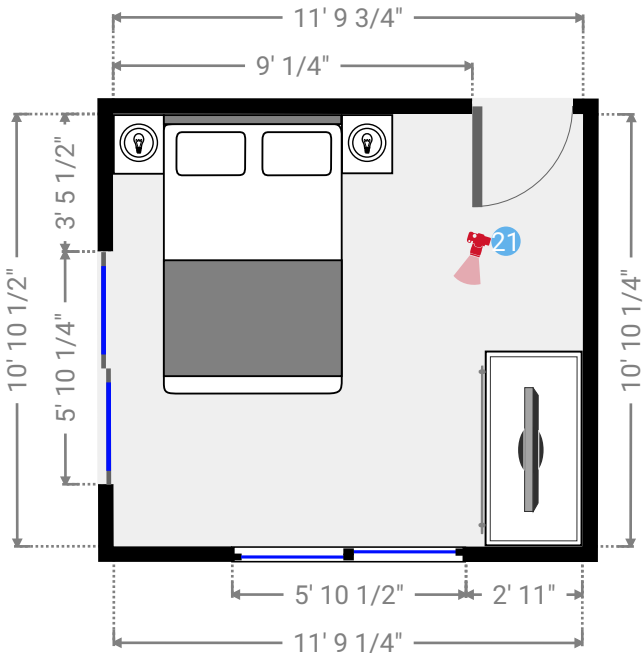
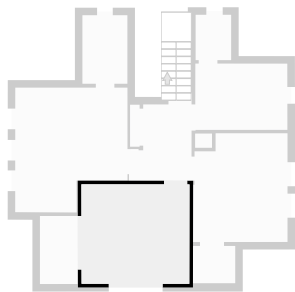
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▼ Bedroom  
2nd Floor

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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### ▼ Photos/Bedroom



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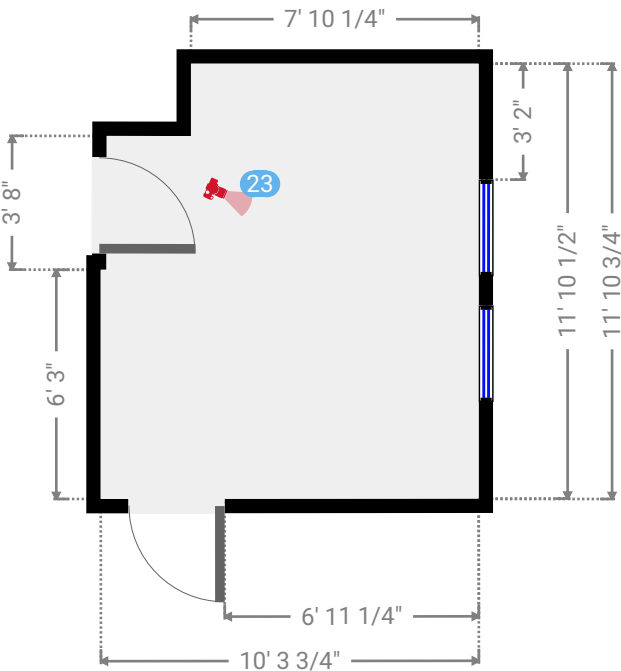
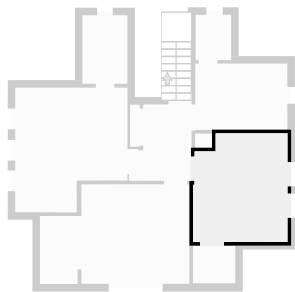
Rachel Arteaga Property

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



▼ Bedroom  
2nd Floor

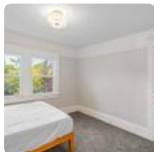
WIDTH: 10' 3 3/4" • LENGTH: 11' 10 3/4" • CEILING HEIGHT: 7' 8 1/2"  
AREA: 117.15 sq ft • PERIMETER: 44' 4 3/4"



▼ Bedroom/2nd Floor

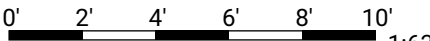
23 PHOTO

Photos



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

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## 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

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### ▼ Photos/Bedroom



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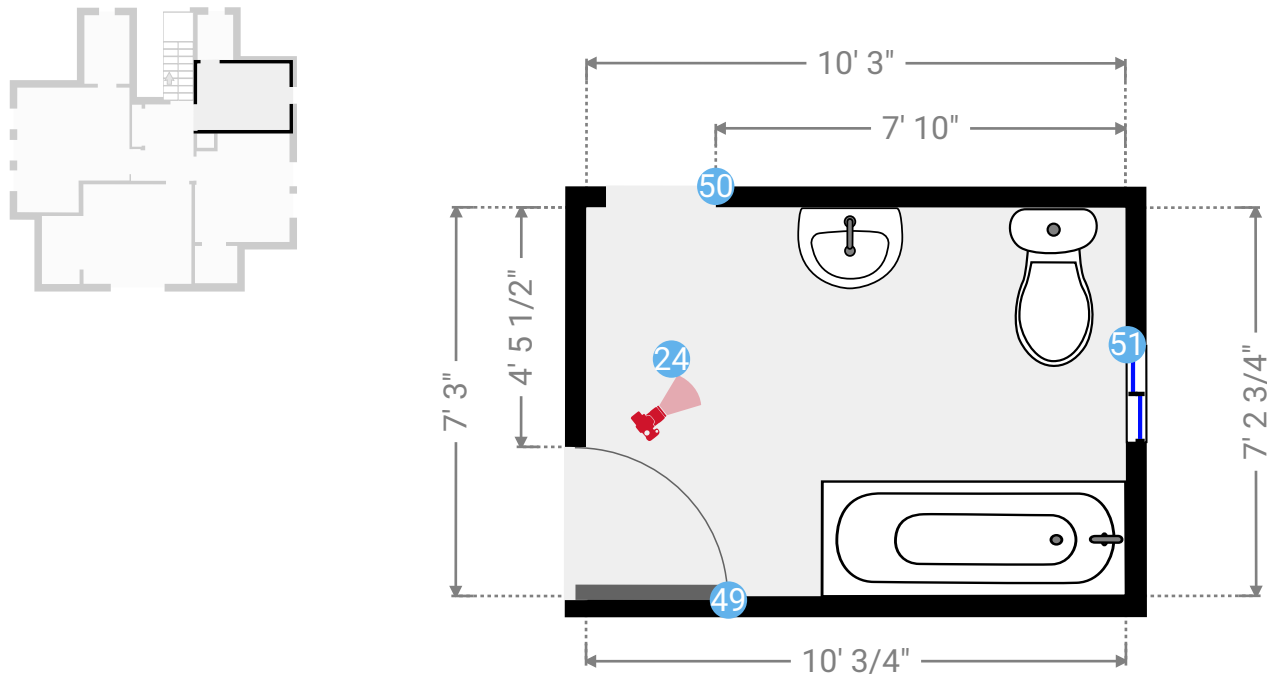
Rachel Arteaga Property

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



▼ Bathroom  
2nd Floor

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



▼ Bathroom/2nd Floor

24	PHOTO	
	<div data-bbox="203 1213 284 1249">Photos</div> <div data-bbox="203 1249 365 1407"></div>	
49	<div data-bbox="203 1407 365 1438">HINGED DOOR</div> <div data-bbox="203 1438 1429 1564"><div>Height</div><div>6' 10 1/4"</div></div>	
51	<div data-bbox="203 1564 406 1596">SLIDING WINDOW</div> <div data-bbox="203 1596 1429 1764"><div>Height</div><div>3' 4 1/4"</div><div>Distance to Floor</div><div>3'</div></div>	

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## 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



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

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