



PGR HOME INSPECTIONS

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<https://www.PGRHomeInspections.com>



RESIDENTIAL HOME INSPECTION REPORT

1234 Main St. Charleston SC 29414

Buyer Name

03/01/2020 9:00AM



Inspector

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Agent

Agent Name
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SUMMARY

**15**MAINTENANCE/ MONITOR/
MINOR ITEMS**22**DEFICIENCIES/
RECOMMENDATIONS**3**SIGNIFICANT DEFICIENCY/
SAFETY HAZARD

- ⊖ 2.1.1 Exterior - Driveway, Walkway, Patio: Driveway/Walkway: Cracking
- ⊖ 2.2.1 Exterior - Exterior Components: Siding/ Trim/ Fascia: Wood Rot
- ⚠ 2.2.2 Exterior - Exterior Components: Soffit: Active Moisture Intrusion
- ⊖ 2.4.1 Exterior - Decks, Porches, Steps: Steps: No Handrail
- 🔧 2.4.2 Exterior - Decks, Porches, Steps: Brick Mortar Joints: Deteriorating Mortar
- 🔧 2.6.1 Exterior - Vegetation, Grading, Drainage: Tree Debris on Roof
- ⊖ 3.1.1 Roof - Roofing Material: Shingles: Nail popping
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- 🔧 3.4.1 Roof - Vents, Other Roof Protrusions: Nail Heads Exposed
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- 🔧 4.1.1 Attic, Insulation & Ventilation - Roof Structure & Attic: Roof Sheathing: Moisture Stains Present
- ⊖ 4.1.2 Attic, Insulation & Ventilation - Roof Structure & Attic: Ridge Board: Proper Ridge Board Missing
- 🔧 5.6.1 Doors, Windows & Interior - Ceiling Fans: Ceiling Fans: Did not operate
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- ⊖ 7.3.1 Bathrooms - Exhaust Fans: Exhaust Fan: Vents Into Attic
- ⊖ 7.4.1 Bathrooms - Whirlpool Tub: Whirlpool: No GFCI Protection
- 🔧 8.1.1 Laundry Room - Laundry Room: Dryer Vent Exhaust: Terminates to Canister
- 🔧 9.1.1 Heating & Cooling - Heating/Cooling Equipment: HVAC System Maintenance: General Recommendation
- 🔧 9.1.2 Heating & Cooling - Heating/Cooling Equipment: At Typical Life Expectancy
- ⊖ 9.1.3 Heating & Cooling - Heating/Cooling Equipment: AC Temperature Split: Inadequate/ TRANE System
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- 🔑 9.5.1 Heating & Cooling - Gas/LP Firelogs & Fireplaces: Fireplace: Creosote Buildup
- ⊖ 9.5.2 Heating & Cooling - Gas/LP Firelogs & Fireplaces: Gas Fireplace: Unable to Operate
- ⊖ 9.6.1 Heating & Cooling - Chimneys, Flues: Chimney Cap/Crown: Cracked
- 🔧 10.3.1 Plumbing - Water Heater: Seismic Straps missing
- ⊖ 10.3.2 Plumbing - Water Heater: Improper TPRV Discharge Pipe Set Up
- ⚠ 10.3.3 Plumbing - Water Heater: Clearance To Combustibles: B Vent <1"
- ⊖ 10.3.4 Plumbing - Water Heater: Expansion Tank: Not Present
- ⊖ 10.4.1 Plumbing - Fuel Shut Off : Sediment Trap: Not Present Behind Valve
- ⊖
11.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub-Panel: Neutrals/Ground Not Separated On Bus Bar
- ⊖ 11.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Breakers: Improperly sized
- ⊖ 11.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Breaker: Missing breaker handle ties
- ⊖ 11.3.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Live Wiring: Accessible/Exposed
- ⊖ 11.5.1 Electrical - GFCI & AFCI: GFCI Receptacle Not Functioning Properly
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1: INSPECTION DETAILS

Information

In Attendance	Occupancy	Type of Building
Client's Agent, Home Owner	Furnished, Occupied, Utilities On	Single Family
Temperature (approximate)	Weather Conditions	
65 Fahrenheit (F)	Clear, Dry, Sunny	

Overview

PGR Home Inspections strives to perform all inspections in substantial compliance with the Standards of Practice set forth by the InterNACHI Standards of Practice. As such, I inspect the readily accessible, visually observable, installed systems and components of the home as designated in the standards. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

This report contains observations of those systems and components that, in my professional judgement, need general maintenance or monitoring, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period or prior to closing, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection will not reveal every concern of issue that may be present, but only those significant defects that were visible at the time of inspection, and expire at the completion of the inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure. Refer to the Standards of Practice, and the Inspection Agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH. This inspection is a tool to assist you in your buying or selling decision, it should be used alongside the sellers disclosure, pest inspection report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership.

Notice to Third Parties: This report is the property of PGR Home Inspections and the Client named herein and is non-transferable to any and all third-parties or subsequent buyers. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations and exclusions. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks. Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components / appliances. Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Professional" in this report relates to an individual or company whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern.

CAUSES OF DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection. The causes of damage/defects and repair methods should not be wholly relied upon.

Contractors or other licensed professionals will have the final determination on causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

THERMAL IMAGING: Infrared cameras are used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection.

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible. I can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be found in these areas.

COMPONENT LIFE EXPECTANCY: Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart with approximations can be viewed by visiting <http://prohitn.com/component-life-expectancies/>

PHOTOGRAPHS: Many photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge once you have completed reading the report. At that time I will be happy to answer any questions you may have, or provide clarification.

Comment Key - This report divides deficiencies into three categories:

Significant Defects/Safety Concern - Items or components that were not functional and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

Recommendations/ Deficiencies - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified Licensed Contractor and are not considered routine maintenance or DIY repairs.

Maintenance Items/ Minor Defects/ Monitor - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than its categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again its the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

Other Definitions:

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in the home or building.

Satisfactory = Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear

Marginal = Indicates that component will likely require repair or replacement anytime within 5 years

Poor = Indicates the component will need repair or replacement now or in the very near future.

Left or Right of Home

When the direction of "Left or Right" is mentioned, it is a description of the area of the house, facing the house from the street looking towards the house, unless otherwise stated.

2: EXTERIOR

		IN	NI	NP	O
2.1	Driveway, Walkway, Patio	X			X
2.2	Exterior Components	X			X
2.3	Exterior Doors	X			
2.4	Decks, Porches, Steps	X			X
2.5	Hose Bibs	X			
2.6	Vegetation, Grading, Drainage	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

**Driveway, Walkway, Patio:
Driveway/ Walkway/ Patio
Material**

Brick, Concrete

**Exterior Components: Siding,
Eave/Rake, Soffit, Fascia, Trim,
Flashing Material**

Aluminum, Brick Veneer, Wood,
Composite Board

**Hose Bibs: Operable
Yes**

Driveway, Walkway, Patio: Driveway/ Walkway/ Patio Condition Inspection Method

Driveways, sidewalks, patios/porches are inspected to determine their condition and effect on the structure of the home, reporting on any visual deficiencies that may be present such as cracking, displacement, etc. No deficiencies observed at inspection time unless noted in this report.



Exterior Components: Siding, Eaves/Rake, Soffit, Fascia, Trim, Flashing Inspection Method

- The exterior components were inspected looking for damage, potential water entry points, missing/ loose pieces, rot, improper installation etc. No deficiencies observed at inspection time unless noted in this report.





Exterior Doors: Exterior Door Inspection Method

All exterior doors were inspected by looking for damage, lack of proper flashing, operational issues etc. No deficiencies observed at inspection time unless noted in this report.

Decks, Porches, Steps: Decks, Porches, Steps Inspection Method

- Decks are inspected looking for water related damage, construction related deficiencies, and safety hazards.
- Slab porch(es) are inspected looking for damage or any other significant defects and to determine that they adequately slope away from the structure.
- The steps were inspected by looking at their construction, attachment, risers and treads, applicable railings, etc.

No deficiencies observed at inspection time unless noted in this report.



Hose Bibs: Hose Bibs Inspection Method

The hose bibs were inspected by operating them (if weather permits) looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies observed at inspection time unless noted in this report.

Vegetation, Grading, Drainage: Grading/ Lot Drainage Inspection Method

The soil is recommended to slope away from the home, with a 6 inch drop in elevation, in the first 10 feet away from the structure (5% grade). Any flat or low areas around the home should be backfilled and sloped away from the foundation, to prevent potential moisture infiltration into areas below grade. No deficiencies observed at inspection time unless noted in this report.

Limitations

Exterior Components

NOT ALL FLASHINGS VISIBLE.

Visible flashings will be reported on, however not all flashings are visible due to normal building practices and exterior coverings blocking view.

Decks, Porches, Steps

ATTACHMENT: UNABLE TO VIEW, DISCLAIMER

Due to height limitations or barrier installation, the Inspector was unable to view the deck means of attachment to the home and disclaims responsibility for its inspection.

Decks, Porches, Steps

LIMITED FLASHING VISIBILITY

Inspection of the flashing components is limited to the readily accessible visible portions only. Due to the non-invasive nature of the inspection determining how far the flashing extends behind the ledger board was not possible. The exposed OSB is unusual as it is not a material that should be exposed to the weather elements. There were no signs of moisture intrusion or damage to the exposed OSB at time of inspection. Recommend a licensed contractor evaluate further if there are more concerns.

Vegetation, Grading, Drainage

GRADING/ LOT DRAINAGE: GRADING LIMITATIONS

The performance of lot drainage and the grading are limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection.

Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls, therefore, is limited to the visible conditions at the time of inspection, and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the home, and / or ensuring that the Sellers disclosure has no mention of moisture infiltrating the structure.

Observations

2.1.1 Driveway, Walkway, Patio



Deficiencies/ Recommendations

DRIVEWAY/WALKWAY: CRACKING

Moderate cracks, settlement/slab movement observed in the driveway and walkway due to underground tree roots that could be a potential trip hazard. Recommend repairing by a qualified concrete contractor.

Recommendation

Contact a qualified concrete contractor.



Front of the home

2.2.1 Exterior Components

SIDING/ TRIM/ FASCIA: WOOD ROT Deficiencies/ Recommendations

Multiple areas of wood rot found around the home. (locations noted on picture). Recommend a qualified professional repair or replace the damaged materials and installed necessary flashing where needed to prevent further damage and/or wood destroying insect attraction.

Recommendation

Contact a qualified professional.



Side door to garage



Left side of home, side door



Front left corner of home



Right dormer fascia

2.2.2 Exterior Components

SOFFIT: ACTIVE MOISTURE INTRUSION

High moisture readings in the soffit on the back side of the home indicating active moisture intrusion is present from above. Recommend a qualified roofing professional evaluate and repair/ replace any damaged materials as needed.

Recommendation

Contact a qualified roofing professional.



2.4.1 Decks, Porches, Steps

STEPS: NO HANDRAIL

The steps have 4 or more risers present with no handrail. This may or may not have been a requirement when the home was built, however it is recommended to have a handrail/guardrail installed for safety reasons by a qualified professional.

Recommendation

Contact a qualified professional.



Deficiencies/ Recommendations



2.4.2 Decks, Porches, Steps

BRICK MORTAR JOINTS: DETERIORATING MORTAR

Over the years portions of the mortar joints have deteriorated which is not uncommon. Recommend repointing the mortar joints. Repointing is the process of renewing the pointing which is the external portion of the mortar joint. All work should be performed by a qualified professional.

Recommendation

Contact a qualified professional.



Back of the home

2.6.1 Vegetation, Grading,
Drainage**TREE DEBRIS ON ROOF**

Tree debris observed on roof. This can cause improper drainage and water retention on the roof that can eventually find its way through the roofing material causing damage to the roof decking below.

Recommend clearing debris.

Recommendation

Contact a handyman or DIY project



3: ROOF

		IN	NI	NP	O
3.1	Roofing Material	X			X
3.2	Gutters, Downspouts	X			X
3.3	Flashings	X			X
3.4	Vents, Other Roof Protrusions	X			X
3.5	Skylights	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Roofing Material: Material
Asphalt, Architectural

Roofing Material: Viewed From
Roof

Roofing Material: Roof Type/Style
Gable

Roofing Material: Number of Layers
1

Roofing Material: Age of materials (If known) (Years)
15-20, Unknown

Roofing Material: Roofing Material Condition Information

The roofing material was inspected at visible portions for proper roof connections, excessive granule loss, signs of curling or delamination, loss of adhesion between the shingles (if applicable), and any other signs of damage or excessive age. No deficiencies observed at inspection time unless noted in this report.

Roofing Material: Architectural/ Dimensional Shingle

The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Dimensional shingles are composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. Dimensional shingles usually have a 20-30 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection. For a more accurate estimate of the remaining life an evaluation from a qualified roofing professional would be required.

Roofing Material: Previous Repairs Made?

Yes



Front of the home



Back of the home

Roofing Material: Granule Loss: Uniform Normal Aging

Asphalt shingles had uniform granule loss across the roof. According to shingle manufacturers and insurance companies, this is not a defective condition, but is a natural result of the aging process. The bond between asphalt and granules deteriorates over time as asphalt loses volatile compounds, dries and shrinks. It does not affect the ability of the shingles to shed water. No significant damage to roofing materials was observed unless otherwise noted.

Roofing Material: Warranties: check with seller

Condition indicated that the roof warranty may not yet have expired. Confirmation would require documentation. The roofing material may have one warranty, two warranties, three warranties, or no warranty at all. A warranty may transfer once with the sale of the home, or it may transfer as a limited warranty, or it may transfer fully. Time limits for notifying the shingle manufacturer of the sale of the home may exist. You should read the terms of any warranty carefully to determine whether any action is necessary by you, or by the seller, for the warranty to remain in effect.

Gutters, Downspouts: Gutters, Downspout Inspection Method

- The gutters were inspected looking for proper securement, debris, standing water, damage, etc.
- The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point.

No deficiencies observed at inspection time unless noted in this report.

Flashings: Flashing Inspection Method

Visible portions of the flashings were inspected looking for installation related deficiencies or damage. exposed fasteners (drip edge, sidewall, headwall, counter, etc). No deficiencies observed at inspection time unless noted in this report.

Vents, Other Roof Protrusions: Vents, Other Roof Protrusion Inspection Method

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No deficiencies observed at inspection time unless noted in this report.

Skylights: Skylight Inspection Method

Skylights are inspected looking for possible water intrusion points due to inadequate/ improper flashing and/or damage to the skylight that could result in water intrusion. Many times not all flashings are readily visible. No deficiencies were observed on day of inspection unless otherwise noted in the report.



Limitations

Roofing Material

ROOF LIMITATIONS

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

Roofing Material

FASTENER: DISCLAIMER

The Inspector did not directly view the fasteners and disclaims responsibility for confirming proper fastening of the asphalt shingles. Fasteners used to asphalt connect asphalt shingles to the roof were not visible. At the time of the inspection the shingle sealant strips were fully bonded. Because a fully bonded roof is the most important factor in the wind resistance of the shingles, breaking shingle bonds to view fasteners would constitute damage to the roof. Destructive testing lies beyond the scope of the General Home Inspection. The Inspector observed no outward indication of fastener deficiencies.

Roofing Material

INSTALLATION: DISCLAIMER

Many different types, brands and models of asphalt shingles have been installed over the years, each with specific manufacturers installation recommendations that may or may not apply to similar-looking shingles. In addition, shingles have underlayment and fastening requirements that cannot be visually confirmed once the shingles have been installed without invasive measures that lie beyond the scope of the General Home Inspection. For this reason, the Inspector disclaims all responsibility for accurate confirmation of proper shingle roof installation. The Inspectors comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, but accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

Roofing Material

VISIBILITY LIMITED

Due to roof debris visibility was limited.

Gutters, Downspouts

DIAGNOSING GUTTER LEAK LIMITATIONS

Leaking gutters can not be diagnosed if the weather conditions were dry on the day of inspection. If leaks are noticed after taking ownership of the home, sealing may be needed at seams or endcaps.

Flashings

NOT ALL FLASHINGS VISIBLE

Most areas of flashings are not visible as they are covered by the roof covering material, and therefore functionality has to be determined by looking for moisture intrusion on the sheathing in the attic or ceilings where the flashing was presumed to be in place.

Observations

3.1.1 Roofing Material

SHINGLES: NAIL POPPING

Deficiencies/ Recommendations

One or more shingles exhibited "nail popping", which is when the nail fastening the shingle loosens and rises up due to expansion/contraction of the materials or improper installation of the nail initially. Recommend repair by a qualified professional to prevent possible moisture intrusion.

Recommendation

Contact a qualified roofing professional.



Top ridge vent

3.2.1 Gutters, Downspouts

GUTTERS: DEBRIS

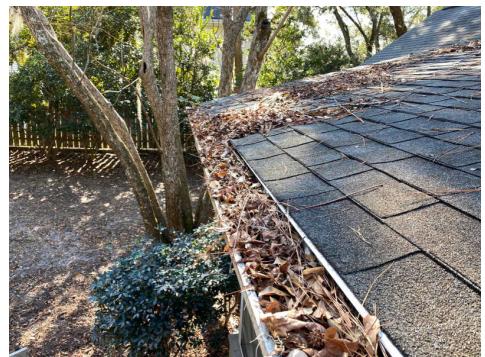
Maintenance/ Monitor/ Minor Items

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a handyman or DIY project



3.2.2 Gutters, Downspouts



Maintenance/ Monitor/ Minor Items

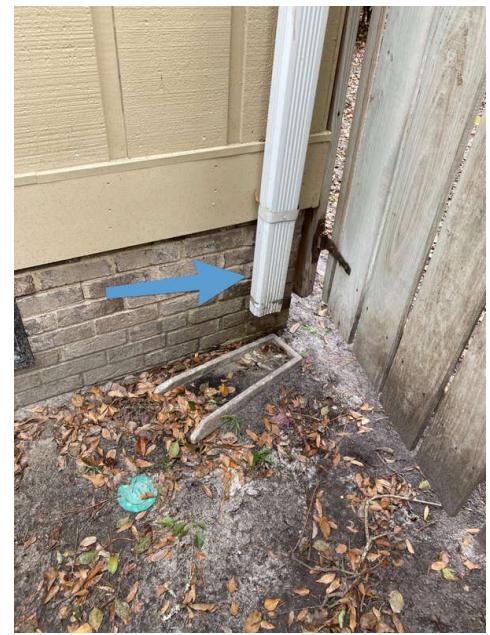
DOWNSPOUTS: DRAIN NEAR HOUSE

One or more downspouts discharged roof drainage next to the home. This condition can result in excessively high moisture levels in soil around the home and can cause damage related to soil/foundation movement. Recommend installing downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a handyman or DIY project



Back right corner of home

3.3.1 Flashings



Deficiencies/ Recommendations

**COUNTER FLASHING:
CHIMNEY FLASHING DAMAGED**

Counter flashing around the chimney chase is damaged/bent back exposing a possibly moisture entry point. Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.



3.4.1 Vents, Other Roof Protrusions

NAIL HEADS EXPOSED

Possible water intrusion point where nail heads are exposed on the ridge vent and rain boots. Recommend a qualified professional use appropriate roofing sealant to help prevent possible water/moisture intrusion.

Recommendation

Contact a qualified professional.



Maintenance/ Monitor/ Minor Items



3.4.2 Vents, Other Roof
Protrusions



Maintenance/ Monitor/ Minor Items

PLUMBING VENT STACK: SCREEN DAMAGED

The plumbing vent stack screen is damaged which can allow for unwanted debris to enter possibly resulting in a clog. Recommend repairing.

Recommendation

Contact a handyman or DIY project



Back of the home

4: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
4.1	Roof Structure & Attic	X			X
4.2	Insulation	X			
4.3	Ventilation	X			
4.4	Plumbing Stack Vents	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Insulation: Insulation Type
Fiberglass, Blown, Batt

Insulation: Approximate Average Depth (Range in Inches)
5-10

Ventilation: Ventilation Type
Soffit Vents, Ridge Vents

Roof Structure & Attic: Roof Structure Inspection Method

The roof structure was inspected at visible portions looking for any structural deficiencies, signs of moisture intrusion damage, or other deficiencies. No deficiencies observed at inspection time unless noted in this report.



Insulation: Insulation Inspection Method

The insulation (attic) was inspected to determine the approximate depth and type. Current energy star standards recommend a minimum R-30 rating. R-13 is the usual minimum in exterior wall cavities, however due to the non-invasive inspection determining the exact depth present in the walls is not possible. No deficiencies observed at inspection time unless noted in this report.

Ventilation: Ventilation Inspection Method

The attic ventilation is reported on by a visual inspection of said ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection. No deficiencies observed at inspection time unless noted in this report.

Plumbing Stack Vents: Plumbing Stack Vents Inspection Method

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No deficiencies observed at inspection time unless noted in this report.

Limitations

Roof Structure & Attic

ATTIC INSPECTION LIMITED TO ACCESSIBILITY

The attic area was walked where possible, but not all areas were able to be safely traversed due to the ductwork, insulation, framing design, and/or personal items hindering full access to the attic. The attic inspection is limited to visually accessible portions only.

Observations

4.1.1 Roof Structure & Attic

ROOF SHEATHING: MOISTURE STAINS PRESENT

Multiple moisture stains present on the roof sheathing. Moisture meter reading were within normal range.

Recommend inquiring with the seller for more information, keep debris from the roof, and monitor for future issues.

Recommendation

Contact the seller for more info



Maintenance/ Monitor/ Minor Items



Shed

4.1.2 Roof Structure & Attic

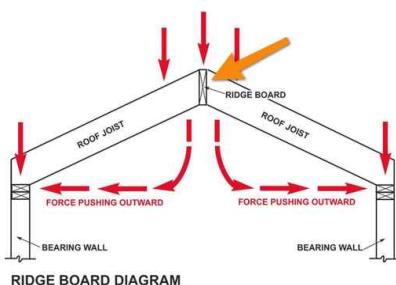
RIDGE BOARD: PROPER RIDGE BOARD MISSING

Deficiencies/ Recommendations

The roof structure/framing for the addition on the right side of the home is missing a proper ridge board. A ridge board is a non-structural member that serves as a prop for opposing rafters to rest against and connect to. There are no signs of sagging of any other structural deficiencies in this area. Recommend obtaining any paperwork from the sellers that would include permits and/or recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



5: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
5.1	Doors	X			
5.2	Windows	X			
5.3	Floors	X			
5.4	Ceiling/ Walls	X			
5.5	Steps, Stairways & Railings	X			
5.6	Ceiling Fans	X			X
5.7	Doorbell	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Windows: Window Type/ Material Floors: Floor Coverings

Wood, Single-hung, Fixed Carpet, Tile, Hardwood

Ceiling/ Walls: Previous Moisture Intrusion or Leaks?

No

Doors: Doors Inspection Method

The doors were inspected by operating a representative number, testing their operation, looking for damage, damaged hinges and hardware, improper latching, etc. I will try and operate every door in the home, but personal belongings may block accessibility to some. No deficiencies observed at inspection time unless noted in this report.

Windows: Window Inspection Method

The windows were inspected by operating a representative number, testing their operation, looking for damage, broken glass, failed seals, etc. I will try and operate every window in the home, but personal belongings may block accessibility to some. No reportable deficiencies were present unless otherwise noted in this report. No deficiencies observed at inspection time unless noted in this report.

Floors: Floor Inspection Method

Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies, tripping hazards, squeaks, and damage. No deficiencies observed at inspection time unless noted in this report.

Ceiling/ Walls: Ceiling/ Walls Inspection Method

The ceilings and interior wall surfaces throughout the home were inspected looking for moisture intrusion issues, settlement cracks, or significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted to monitor while looking for significant defects. No deficiencies observed at inspection time unless noted in this report.

Steps, Stairways & Railings: Steps/ Stairways/ Railing Inspection Method

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No deficiencies observed at inspection time unless noted in this report.

Ceiling Fans: Ceiling Fan Inspection Method

A representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No deficiencies observed at inspection time unless noted in this report.

Doorbell: Doorbell Inspection Method

The doorbell was tested by depressing the button and listening for a chime. No deficiencies observed at inspection time unless noted in this report.

Limitations

Floors

LIMITED VISIBILITY

Furniture blocked the view of portions of the floors in multiple locations (bedrooms, living room).

Recommend to perform a final walk through and examine the condition of the floors in these areas prior to closing.

Floors

SUBFLOOR VISIBILITY

Due to floor coverings visibility of the subfloor and its condition is not possible and therefore omitted from this inspection due to the non-invasive nature of the inspection.

Ceiling/ Walls

WALL CONDITION: SETTLEMENT CRACKS/ LIMITATIONS

Accurately addressing the severity of settlement crack(s) and their direct cause is beyond the scope of a home inspection as I have no knowledge of how long the cracking has been in place, whether or not it has been recently active, and what conditions may have contributed to its formation. I will report on the visual condition of cracking at the time of inspection. Only a foundation contractor or structural engineer (P.E.) can determine the severity and cause of settlement or settlement cracks and they should be consulted as desired.

Ceiling/ Walls

LIMITED VISIBILITY

Furniture blocked the view of portions of the walls in multiple locations (bedrooms, living room).

Recommend to perform a final walk through and examine the condition of the walls in these areas prior to closing.

Observations

5.6.1 Ceiling Fans

CEILING FANS: DID NOT OPERATE

One or more fans did not operate during time of inspection. These may be on one of the circuits tied to the failed GFCI receptacles. Recommend repair or replace as needed by a qualified professional.

Recommendation

Contact a qualified professional.



Maintenance/ Monitor/ Minor Items



Kitchen



Office

6: KITCHEN

		IN	NI	NP	O
6.1	Countertops & Cabinets	X			
6.2	Sink, Plumbing	X			
6.3	Dishwasher	X			
6.4	Refrigerator	X			
6.5	Range/Oven/Cooktop	X			
6.6	Built-in Microwave			X	
6.7	Garbage Disposal	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Dishwasher: Brand

GE

Refrigerator: Brand

Jenn Air

Range/Oven/Cooktop:
Range/Oven Brand

Jenn-Air

Range/Oven/Cooktop:
Range/Oven Energy Source

Gas, Electric

Range/Oven/Cooktop: Exhaust
Type

Vented

Garbage Disposal: Previous Leak Evidence?

No leaking at time of inspection

Countertops & Cabinets: Countertops & Cabinets Inspection Method

The cabinets and countertops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. No deficiencies observed at inspection time unless noted in this report.


Sink, Plumbing: Kitchen Sink Inspection Method

- The kitchen sink was inspected by ensuring the sink is secured to the countertop, operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies.
- The supply and drain pipes were inspected looking for leaks, improper installation, proper trap setup and other deficiencies.

No deficiencies observed at inspection time unless noted in this report.



Dishwasher: Dishwasher Inspection Method

The dishwasher was operated by running a wash cycle and looking for leaks. The unit's efficiency of cleaning dishes is not tested for. No deficiencies observed at inspection time unless noted in this report.



Refrigerator: Refrigerator Inspection Method

The refrigerator was inspected visually only and by taking a temperature reading. Water dispensers, if applicable, are tested that for operation at time of inspection. Ice makers are tested to determine if the dispenser works and ice is present at time of inspection. Due to time constraints determining if the ice maker is producing new ice is beyond the scope of a general home inspection. The unit's efficiency not tested for. No deficiencies observed at inspection time unless noted in this report.



Range/Oven/Cooktop: Oven, Range Inspection Method

All of the heating elements on the range were turned to High, and the oven set to 350 degrees in Bake mode. Thermal imaging used to show all the heating elements are operating at time of inspection. No other stove/oven functions are tested. No deficiencies observed at inspection time unless noted in this report.



Garbage Disposal: Garbage Disposal Inspection Method

The disposal connection points, drain pipes, electrical wiring and operation were all inspected for deficiencies. No deficiencies observed at inspection time unless noted in this report.

7: BATHROOMS

		IN	NI	NP	O
7.1	Cabinets, Countertops	X			
7.2	Sinks, Tubs/Shower, Toilets, Plumbing	X			X
7.3	Exhaust Fans	X			X
7.4	Whirlpool Tub	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Cabinets, Countertops: Cabinets, Countertops Inspection Method

The cabinets and countertops were inspected looking for damage and by testing a representative number of doors and drawers evaluating their operation. No deficiencies observed at inspection time unless noted in this report.



Sinks, Tubs/Shower, Toilets, Plumbing: Sinks, Tubs/Shower, Toilets Inspection Method

- The sink(s), tubs/shower were inspected by operating the faucet valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc.
- The toilets were inspected by flushing them to ensure they were flushing adequately and to determine no leaks were present at the water supply line or tank location. Toilets will also be checked for an adequate connection at the floor.

No deficiencies observed at inspection time unless noted in this report.



Sinks, Tubs/Showers, Toilets, Plumbing: Plumbing and Drainage Inspection Method

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No deficiencies observed at inspection time unless noted in this report.

Exhaust Fans: Exhaust Fans Inspection Method

The bath ventilation fan(s) were tested by operating the switch and testing it is pulling air and that it is venting to the exterior. Ventilation fans are recommended for all bathrooms containing a shower or tub. A window in a bathroom can substitute for a fan, but a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies observed at inspection time unless noted in this report.

Whirlpool Tub: Whirlpool Tub Inspection Method

The jetted tub was inspected by filling the tub and then initiating the motor to check that the motor was functional. The tub was then drained to check for leaks and/or damage or cracking in the tub. No deficiencies observed at inspection time unless noted in this report.



Limitations

Sinks, Tubs/Showers, Toilets, Plumbing

TUB AND SINK OVERFLOW LIMITATIONS

Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.

Observations

7.2.1 Sinks, Tubs/Shower, Toilets, Plumbing

TOILET LOOSE

Toilet is loose at the base. Recommend a qualified plumbing professional evaluate and repair. They may just need to be tightened at the anchor bolts or there may be an issue with the flange. No signs of leaking on the interior of the home observed at time of inspection.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Guest Bathroom



1st Floor Powder Room

7.2.2 Sinks, Tubs/Shower,
Toilets, Plumbing**BATHTUB: VALVE LEAKING**

The guest bathroom tub valve is leaking. Recommend a licensed plumbing professional repair or replace as needed.

Recommendation

Contact a qualified plumbing contractor.

Maintenance/ Monitor/ Minor Items



2nd Floor Guest Bathroom

7.2.3 Sinks, Tubs/Shower, Toilets, Plumbing

SINK STOPPER LEAKING

Sink stopper in the 2nd floor guest bathroom is leaking. Recommend a qualified plumbing contractor repair or replace as needed.

Recommendation

Contact a qualified plumbing contractor.



Deficiencies/ Recommendations



2nd Floor Guest Bathroom



2nd Floor Guest Bathroom

7.2.4 Sinks, Tubs/Shower, Toilets, Plumbing

TOILET SEAL/DRAIN PIPE: LEAKING/ SUBFLOOR DAMAGE

The first floor guest bathroom toilet is leaking resulting in subfloor rot and damage. Recommend a licensed plumber evaluate and repair the leak and a qualified contractor evaluate the extent of the damage and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



Significant Deficiency/ Safety Hazard



Standing water on ground

7.3.1 Exhaust Fans

 Deficiencies/ Recommendations**EXHAUST FAN: VENTS INTO ATTIC**

Bathroom fan vents into the attic due to the disconnected exhaust duct , which can cause moisture, increased humidity and possible mold growth Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.



1st Floor Bathroom

7.4.1 Whirlpool Tub

 Deficiencies/ Recommendations**WHIRLPOOL: NO GFCI PROTECTION**

No visible GFCI (ground fault circuit interrupter) protection installed on the jetted tubs which is recommended to be installed. Recommend a qualified professional repair.

Recommendation

Contact a qualified professional.



8: LAUNDRY ROOM

		IN	NI	NP	O
8.1	Laundry Room	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Laundry Room: Washer/ Dryer Present

Yes

Laundry Room: Dryer Vent Material/ Power Source

Metal (Flex)

Laundry Room: Dryer Receptacle: 3 Prong or 4 Prong?

The dryer receptacle is three pronged unlike today's more common 4 prong., If installing your own dryer you may need to switch out your dryer cord to a 3 prong cord.

Laundry Room: Washer, Dryer Inspection Method

The inspection of the laundry area is limited to visual portions only and looking for leaks at the washer connections. If a washer and dryer is present they are not moved for accessibility. Washers and dryers are also not tested for functionality.



Laundry Room: Dryer Vent Inspection Method

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies observed at inspection time unless noted in this report.

Recommend cleaning out the dryer vent at least once annually.

Limitations

Laundry Room

DRYER EXHAUST VENT: VISUAL INSPECTION ONLY

A dryer exhaust duct connection was installed in the laundry room. Although the Inspector operated the dryer briefly, if present, the duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the duct, which is a potential fire hazard. The Inspector recommends that you have the dryer exhaust duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed ducts. All work should be performed by a qualified contractor.

Observations

8.1.1 Laundry Room



Maintenance/ Monitor/ Minor Items

**DRYER VENT EXHAUST:
TERMINATES TO CANISTER**

The dryer vented into a canister. To help prevent the buildup of lint and a potential hazard it is recommended to install a louvered termination cap instead. Any work should be performed by a qualified professional.

Recommendation

Contact a qualified professional.



9: HEATING & COOLING

		IN	NI	NP	O
9.1	Heating/Cooling Equipment	X			X
9.2	Thermostat	X			
9.3	Fuel Shut Off	X			
9.4	Distribution System	X			X
9.5	Gas/LP Firelogs & Fireplaces	X			X
9.6	Chimneys, Flues	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

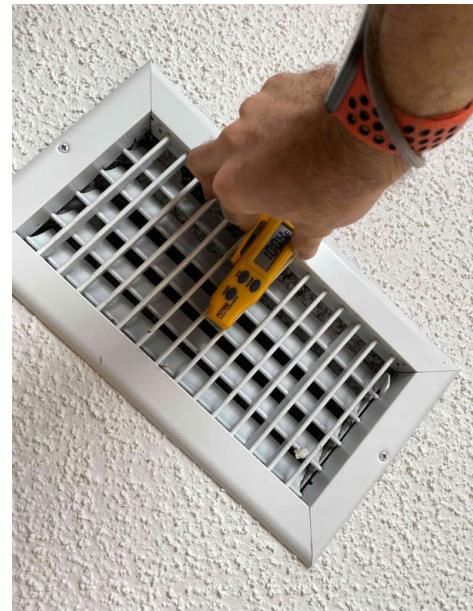
Information

Mode HVAC System Tested In
Both Heating and Cooling Mode

Air Supply (F) Heating Mode 1st Floor
123.4



Air Supply (F) Heating Mode 2nd Floor
100.4



Return Air (F) Heating Mode 1st Floor
75.9

Return Air (F) Heating Mode 2nd Floor
80.2

Air Supply (F) Cooling Mode 1st Floor
48.5





Air Supply (F) Cooling Mode 2nd Floor

66.3

Return Air (F) Cooling Mode 1st Floor

69.5



Return Air (F) Cooling Mode 2nd Floor

71.6



Heating/Cooling Equipment:
Heating/ Cooling System Brand
Trane, Rheem

Heating/Cooling Equipment:
Energy Source/Type
Electric, Gas, Heat Pump, Package Unit (HEATING/COOLING)

Heating/Cooling Equipment:
Manufactured Date (Rheem Package Unit)
2007

Heating/Cooling Equipment:
Manufactured Date (Trane Cooling)
2014

Heating/Cooling Equipment:
Manufactured Date (Trane Heating)
2000

Heating/Cooling Equipment:
Drain Pan: Condition
Monitor for future issues,
Satisfactory, No signs of leaking at time of inspection

Thermostat: Operated the Unit(s)
Yes

Thermostat: Location
1st Floor Hallway, 2nd Floor Hallway

Fuel Shut Off : Gas Shut-off Location
Unit, Gas Meter

Distribution System: Ductwork
Insulated, Some not visible

Distribution System: Condition
Aged, Poor

Gas/LP Firelogs & Fireplaces: Type of Fireplace

Gas, Wood Burning

Chimneys, Flues: Viewed From Roof

Chimneys, Flues: Chase/ Flue Material

Metal, Tile

HVAC Testing Inspection Method

The inspection of the HVAC system is limited to the response of the system at the thermostat in both heating and cooling modes depending on the outside temperature. If a more thorough inspection is desired, an HVAC contractor should be consulted.

- AC - What's Inspected?** Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.
- FURNACE - What's Inspected?** Inspection of gas-fired furnaces typically includes visual examination of the following: Cabinet exterior; Fuel supply and shut-off (not tested); Electrical shut-off; Adequate combustion air; Proper ignition; Burn chamber conditions (when visible); Combustion exhaust venting; Air filter and blower; Plenum and ducts; Response to the thermostat; Return air system; and Condensate drain components (where applicable).

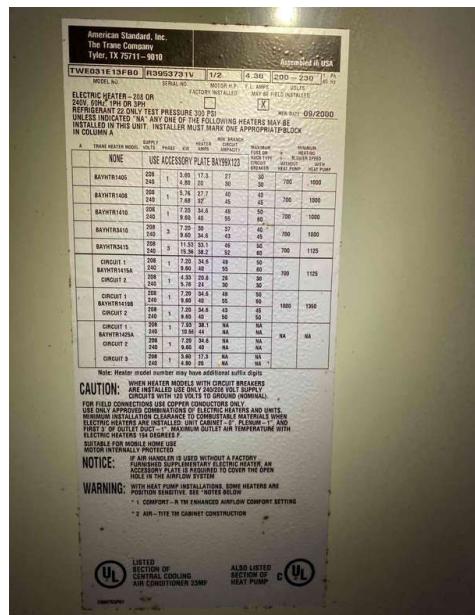
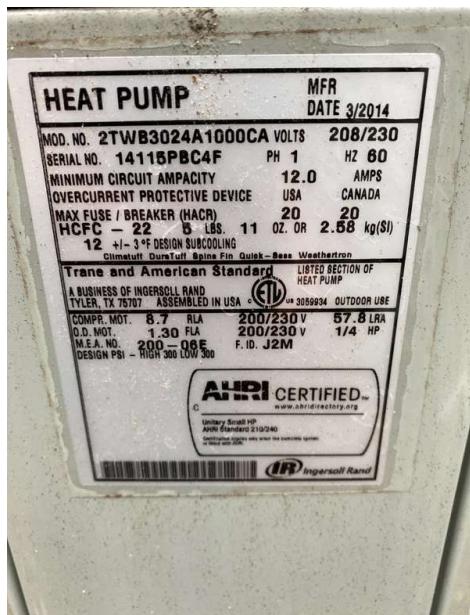
Air Supply and Return Information

The typical temperature differential between return and supply air is 14 - 20 degrees in cooling mode, and 15 - 40 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc. These readings are shown to show the system responded to normal operating controls at the time of inspection, and not to show the exact temperature differential produced by the system, the efficiency, or performance of the system; which lies beyond the scope of a home inspection.

Presence of Heat Source In Each Room

A heating and cooling source was present in each room unless otherwise noted in the report.

Heating/Cooling Equipment: Heating/Cooling System - Data Plate(s)



Rheem Package Unit

Trane Condenser Unit

Trane Air Handler

Heating/Cooling Equipment: In-Sight Disconnect Present

Yes

Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed and in serviceable condition at the time of the inspection.

Thermostat: Thermostat Inspection Method

The thermostats were operated and they initiated the HVAC systems at the time of inspection. No deficiencies observed at inspection time unless noted in this report.

Programmable thermostats can help reduce utility costs by programming the thermostat to raise and lower home temperatures at key times like when you are away from home (during work) or while sleeping.

Fuel Shut Off : No gas leaks present

No gas leaks present during time of inspection unless otherwise noted on the report

Distribution System: Ductwork Inspection Method

The ductwork appeared to be sealed and supported well at visible portions. No deficiencies observed at inspection time unless noted in this report.

Distribution System: Duct Cleaning

It is unknown the last time the duct work has been adequately cleaned. It is recommended to have a qualified professional thoroughly clean the ductwork.

Gas/LP Firelogs & Fireplaces: Fireplace Inspection Method

- The gas/LP fireplace (if applicable) was tested for satisfactory operation and for potential gas leaks around the supply.
- The wood burning fireplace was visually inspected for proper hearth dimensions, door/ screen condition, firebox and damper condition.

No deficiencies observed at inspection time unless noted in this report.

Chimneys, Flues: Chimney Inspection Method

The chimney was inspected looking for defects such as firebox condition, damper condition, damage to the flue, presence of creosote buildup, joints aligned, stability of chimney chase, proper venting. No deficiencies observed at inspection time unless noted in this report.



Limitations

Distribution System

NOT ALL DUCTS/ CONNECTION POINTS VISIBLE

Ducts located within the ceiling and/or walls and were not visible due to the non-invasive nature of the inspection.

Gas/LP Firelogs & Fireplaces

WOOD BURNING FIREPLACE: DISCLAIMER

The home contained a wood-burning fireplace. It was not operated. Full inspection of wood-burning fireplaces exceeds the scope of the General Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have this fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>

Gas/LP Firelogs & Fireplaces

GAS/LP FIREPLACE: DISCLAIMER

The home contained a gas/LP- burning fireplace. Full inspection of gas/LP burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search>

Chimneys, Flues

CHIMNEY CHASE/FLUE LIMITED VISIBILITY

Due to the design visibility of the chase and/or flue was limited to readily visible portions. Recommend a qualified chimney contractor evaluate any issues reported on and perform an annual chimney sweep (if applicable)

Chimneys, Flues

FLUE: DISCLAIMER

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

Observations

9.1.1 Heating/Cooling Equipment

HVAC SYSTEM MAINTENANCE: GENERAL RECOMMENDATION



Maintenance/ Monitor/ Minor Items

It is highly recommended to sign up with a local HVAC company for there annual or bi-annual service maintenance plan. Doing so will help ensure your HVAC system is running efficiently during each heating and cooling season, helping to maximize the life expectancy of the system.

Recommendation

Contact a qualified HVAC professional.

9.1.2 Heating/Cooling Equipment

Maintenance/ Monitor/ Minor Items

AT TYPICAL LIFE EXPECTANCY

The Trane Air Handler system is 19 years old and is at its typical life expectancy. Although the unit was functioning at time of inspection it is still recommended to have the unit serviced and evaluated by a licensed HVAC contractor prior to the end of the inspection period if possible. Recommend monitoring the effectiveness of the unit, sticking to a consistent maintenance schedule and recommend budgeting for replacement in the future.

Recommendation

Contact a qualified HVAC professional.



9.1.3 Heating/Cooling Equipment

AC TEMPERATURE SPLIT: INADEQUATE/ TRANE SYSTEM

Deficiencies/ Recommendations

Air temperature measured at supply and return registers in cooling mode for the TRANE system had a difference of less than the minimum of 14 degrees F. Recommend further evaluation and servicing by a qualified HVAC technician and repair as needed.

Recommendation

Contact a qualified HVAC professional.



2nd floor air supply cooling temp



2nd floor return air temp

9.4.1 Distribution System

DUCTWORK: DAMAGED DUCTS AND INSULATION Deficiencies/ Recommendations

Multiple sections of ductwork insulation was damaged/missing exposing bare ductwork. This can result in increased sweating during the summer months, air leakage, reduced efficiency and leading to possible microbial growth due to the added moisture. Recommend a qualified HVAC professional evaluate the ductwork and repair/replace as needed.

Recommendation

Contact a qualified HVAC professional.



9.5.1 Gas/LP Firelogs & Fireplaces

Maintenance/ Monitor/ Minor Items

FIREPLACE: CREOSOTE BUILDUP

There was creosote in the chimney flue/ firebox. Recommend a qualified fireplace or chimney contractor clean prior to first use and continue on an annual basis.

Recommendation

Contact a qualified chimney sweep.



9.5.2 Gas/LP Firelogs & Fireplaces

Deficiencies/ Recommendations

GAS FIREPLACE: UNABLE TO OPERATE

The gas fireplace unit was not operational at time of inspection. Recommend receiving visual confirmation from the seller that the unit is functional and/or have a qualified professional evaluate and repair.

Recommendation

Contact a qualified fireplace contractor.



9.6.1 Chimneys, Flues

Deficiencies/ Recommendations

CHIMNEY CAP/CROWN: CRACKED

Chimney cap/crown was cracked/ not sealed well around the perimeter of the chimney chase allowing for moisture to enter, evidenced by the moss growth. Recommend a qualified chimney contractor evaluate and repair as needed.

Recommendation

Contact a qualified chimney contractor.



10: PLUMBING

			IN	NI	NP	O
10.1	Drain, Waste, & Vent Systems		X			X
10.2	Water Supply, Distribution Systems & Fixtures		X			
10.3	Water Heater		X			X
10.4	Fuel Shut Off		X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Source Public	Main Water Shut Off Location Front yard at the meter	Drain, Waste, & Vent Systems: Material PVC
Water Supply, Distribution Systems & Fixtures: Distribution/Supply Material Pex, Copper	Water Heater: Manufactured Year GE 2012	Water Heater: Power Source/Type Electric, Tankless, Gas, Tank
Water Heater: Capacity Tankless On Demand, 40	Water Heater: Location Under Kitchen Sink, Hall closet	Water Heater: Leak/Corrosion Evidence? No leaking observed at inspection
Fuel Shut Off : Gas Shut-off Location At Tank, Gas Meter		

Drain, Waste, & Vent Systems: Drain, Waste & Vent Systems Inspection Method

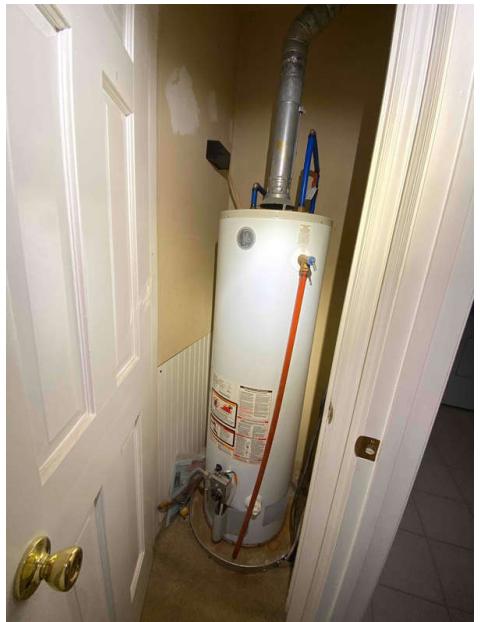
Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other deficiencies. No deficiencies observed at inspection time unless noted in this report.

Water Supply, Distribution Systems & Fixtures: Supply and Distribution Pipes Inspection Method

Visible portions of the water distribution pipes were inspected looking for leaks or other deficiencies. No deficiencies observed at inspection time unless noted in this report.

Water Heater: Water Heater Inspection Method

The water heater was tested to see if it produced hot water at the time of inspection. Visual portions were inspected looking for signs of leaking, corrosion and/or proper setup, etc. No deficiencies observed at inspection time unless noted in this report.



Water Heater: TPRV Inspection Method

The Temperature Pressure Relief Valve (TPRV) was inspected (if present) for signs of leaking, proper exterior termination, proper discharge pipe material. These are not tested due to the fact that once they are tested, they can continue to leak. These valves allow the water heater to expel water and pressure if the tank reaches over 150psi, or the water temperature exceeds 210 degrees. No deficiencies observed at inspection time unless noted in this report.

Water Heater: Manufacturer

Marey, GE

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Fuel Shut Off : No gas leaks present

No gas leaks present during time of inspection unless otherwise noted on the report

Limitations

Drain, Waste, & Vent Systems

MOST NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Water Supply, Distribution Systems & Fixtures

MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Observations

10.3.1 Water Heater



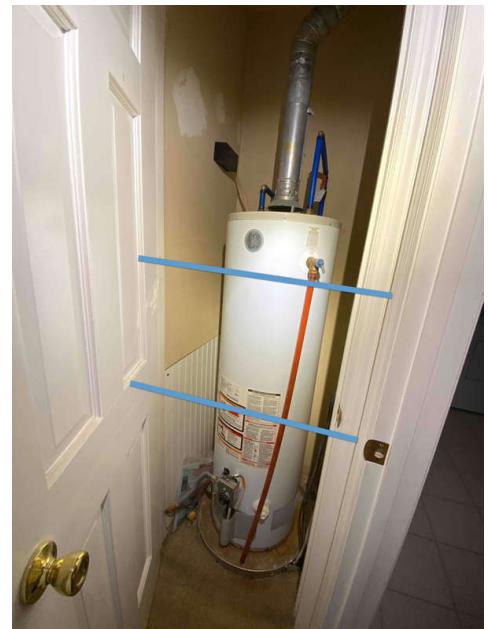
Maintenance/ Monitor/ Minor Items

SEISMIC STRAPS MISSING

Water heater is missing seismic straps which are recommended for the area. Recommend a qualified professional install on the top and bottom third of the tank.

Recommendation

Contact a qualified professional.



10.3.2 Water Heater



Deficiencies/ Recommendations

IMPROPER TPRV DISCHARGE PIPE SET UP

The Temperature Pressure Relief Valve (TPRV) discharge pipe is not properly set up. It should discharge to a drip pan or terminate to the exterior to a readily observable location no more than 6 inches off the ground and no less than 2 times the diameter of the pipe. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.



10.3.3 Water Heater



Significant Deficiency/ Safety Hazard

CLEARANCE TO COMBUSTIBLES: B VENT <1"

The B-vent serving as the water heater exhaust vent had inadequate clearance from combustible materials. B-vent requires a minimum 1-inch clearance from combustible materials. This condition is a potential hazard. Recommend that this condition be corrected by a qualified contractor.

Recommendation

Contact a qualified professional.



10.3.4 Water Heater



Deficiencies/ Recommendations

EXPANSION TANK: NOT PRESENT

This water heater had no expansion tank installed to allow for thermal expansion of water in the plumbing pipes. Consider consulting with a qualified plumbing contractor about the need for the installation of an expansion tank on this system.

Recommendation

Contact a qualified plumbing contractor.



10.4.1 Fuel Shut Off



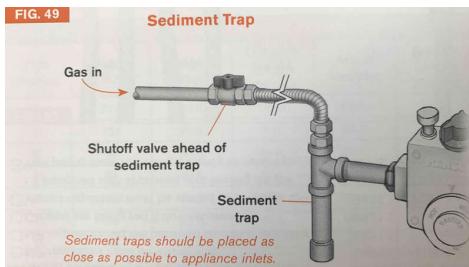
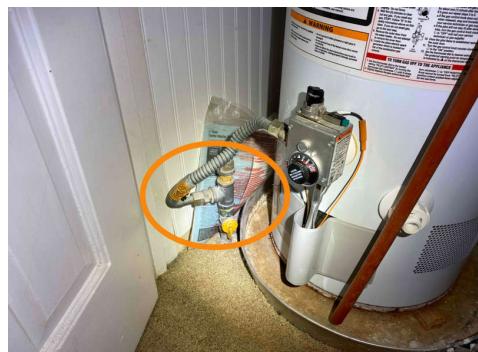
Deficiencies/ Recommendations

SEDIMENT TRAP: NOT PRESENT BEHIND VALVE

There is not a proper sediment trap located behind the shut off valve. These help catch and prevent sediment in the gas from entering the unit potentially causing damage. Recommend a licensed plumbing professional repair.

Recommendation

Contact a qualified plumbing contractor.



11: ELECTRICAL

		IN	NI	NP	O
11.1	Service Entrance Conductors	X			
11.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
11.3	Branch Wiring Circuits, Breakers & Fuses	X			X
11.4	Receptacles & Switches & Lights	X			
11.5	GFCI & AFCI	X			X
11.6	Smoke/ CO Detectors	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Service Entrance Conductors:
Electrical Service Conductors
Below Ground

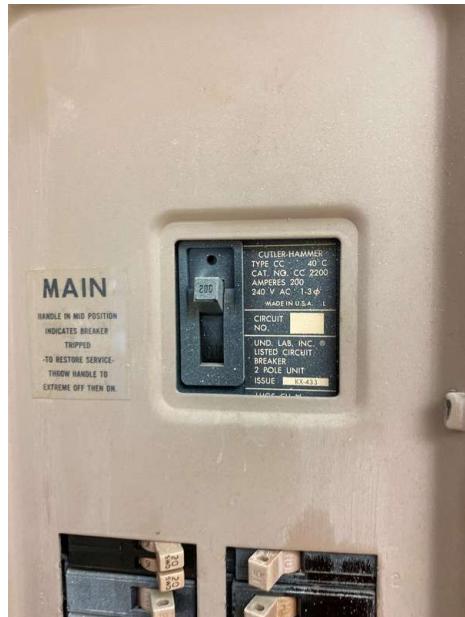
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Murray, Cutler Hammer

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity/ Type
200 AMP, Breakers, 50 amp Sub Panel

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Laundry room

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Shut Off Location
Panel

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Garage



Branch Wiring Circuits, Breakers & Fuses: Branch Wire Circuits
Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Non-Metallic Sheathing

Service Entrance Conductors: Service Entry Conductor Inspection Method

The meter and conduit appeared to be in satisfactory condition. No deficiencies observed at inspection time unless noted in this report.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Electrical Panel/ Service Equipment/ Disconnect Inspection Method

- The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel.
- The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

No deficiencies observed at inspection time unless noted in this report.





Branch Wiring Circuits, Breakers & Fuses: Breaker, Circuit Inspection Method

The breakers were inspected looking for any visible signs of damage due to arcing, heat, loose connections, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies observed at inspection time unless noted in this report.

Receptacles & Switches & Lights: Receptacles/ Switches / Lights Inspection Method

- A representative number of receptacles were tested with a polarity tester to confirm proper wiring.
- A representative number of switches and lights were tested throughout the home and were found to be in good working order.

No deficiencies observed at inspection time unless noted in this report.

GFCI & AFCI: AFCI/ GFCI Breaker/ Receptacle Inspection Method

- The AFCI (Arc fault circuit interrupter) breakers or receptacles are designed to help prevent electrical fires that can be caused by potentially dangerous arc-faults in an electrical circuit. An arc-fault is an unintentional arcing condition that occurs in an electrical circuit. Arcing can create high intensity heat, which may over time ignite surrounding material such as wood framing or insulation. It may not have been a requirement at the time the home was built, however it is highly recommended to install these either at a receptacle location upstream in the circuit or by installing an AFCI breaker in the panel.
- Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is noticed between the "hot" and "neutral" conductors. This protection is required at locations near a water source or where something plugged into the receptacle could come into contact with water, including: Bathrooms, Kitchens, On the Exterior, In garages, and basements. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

No deficiencies observed at inspection time unless noted in this report.

Smoke/ CO Detectors: Smoke Detector, Carbon Monoxide Detector Inspection Method

Detectors were tested to confirm satisfactory operation. Recommend testing monthly to ensure they are functioning properly. No deficiencies were found unless otherwise noted in the report. Smoke alarms are recommended for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. I recommend testing the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here: <http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms>

If your home has an attached garage and/or gas appliances/systems it is recommended to have at least one Carbon Monoxide detector inside the garage entry and on each floor of the home.

Limitations

Branch Wiring Circuits, Breakers & Fuses

LOW VOLTAGE WIRING

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, alarm systems, low voltage lighting and applicable wiring, etc.

Observations

11.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device



Deficiencies/ Recommendations

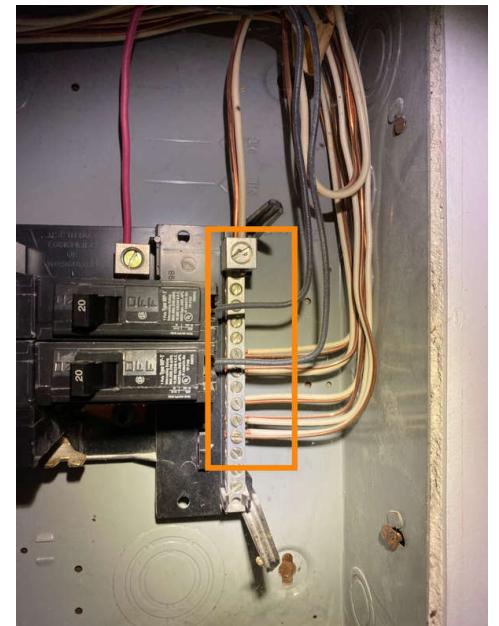
SUB-PANEL: NEUTRALS/GROUND NOT SEPARATED ON BUS BAR

Ground and neutral wires are not separated properly in the sub panel. If you bond a ground wire to the neutral bus bar in the sub-panel, current will flow on both the neutral AND on the ground wire. Which means that if you do not keep the ground wires separate from the neutral wires, you will be allowing return currents to flow on the ground wires back to the main panel, which is improper.

Recommend a licensed electrician evaluate and repair as needed.

Recommendation

Contact a qualified electrical contractor.



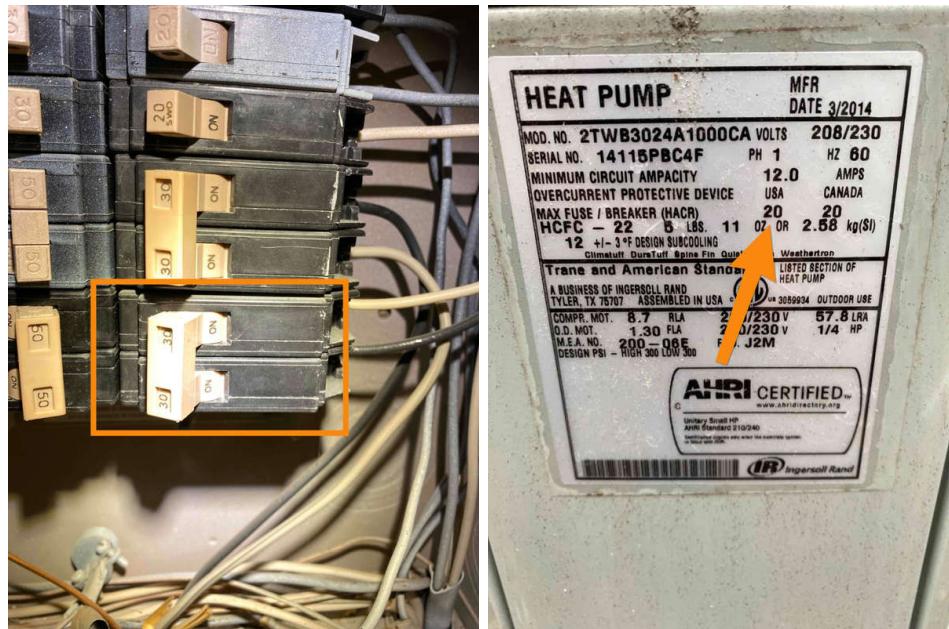
11.3.1 Branch Wiring Circuits, Breakers & Fuses

BREAKERS: IMPROPERLY SIZED

The breaker for the outside condenser unit is oversize per manufacturers specification. The unit is allowed to have a maximum 20 amp breaker installed as over current protection and currently has a 30 amp breaker installed. Recommend a licensed electrician replace with the correct sized breaker.

Recommendation

Contact a qualified electrical contractor.



11.3.2 Branch Wiring Circuits,

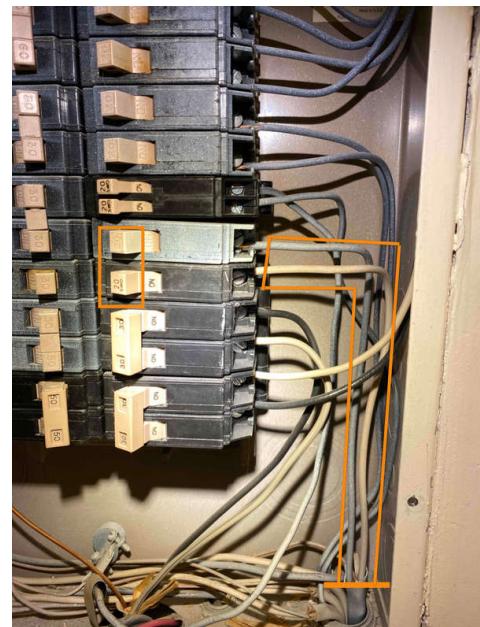
Breakers & Fuses

BREAKER: MISSING BREAKER HANDLE TIES

Two single pole breakers are installed for one circuit, however a proper breaker/handle tie is not installed preventing the ability to safely shut off the circuit. Recommend a licensed electrician repair.

Recommendation

Contact a qualified electrical contractor.



11.3.3 Branch Wiring Circuits,
Breakers & Fuses

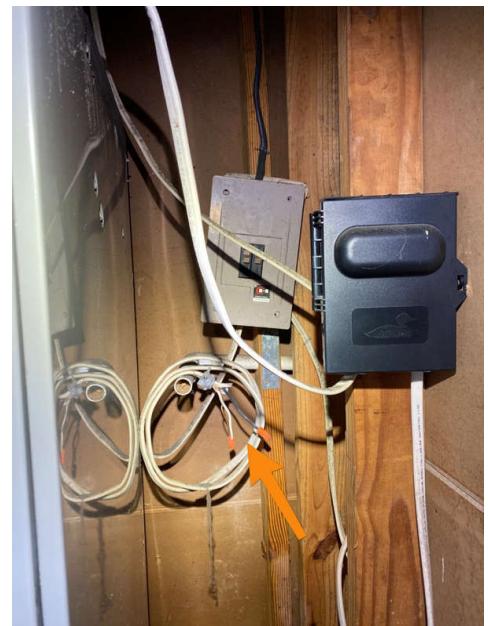
Deficiencies/ Recommendations

LIVE WIRING: ACCESSIBLE/EXPOSED

Live wire inside the air handler closet is accessible and exposed which poses a hazard. Recommend a qualified electrician remove or run this unused line to a protective box to prevent a possible hazard.

Recommendation

Contact a qualified electrical contractor.



11.5.1 GFCI & AFCI

GFCI RECEPTACLE NOT FUNCTIONING PROPERLY

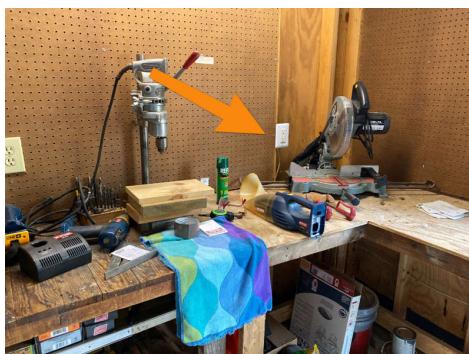
The Ground Fault Circuit Interrupter receptacle right of the front porch was not operating properly when tested under normal operation. The receptacle failed to reset/trip indicating it is likely a defective receptacle. Recommend a licensed electrician replace.

Recommendation

Contact a qualified electrical contractor.



Front of the home



2nd Floor Guest Bathroom

12: GARAGE

		IN	NI	NP	O
12.1	Garage Door/ Door Opener	X			
12.2	Occupant Door (From garage to inside of home)	X			
12.3	Floor	X			
12.4	Ceiling, Walls & Firewalls	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garage Door/ Door Opener:
Material/ Type

Metal, Automatic, Sectional

Garage Door/ Door Opener:
Garage Description

Attached, 2-car

Floor: Cracking Present?

Yes, Cosmetic shrinkage crack likely formed during curing of the concrete


Garage Door/ Door Opener: Garage Door/ Door Opener Inspection Method

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components: - door condition; - mounting brackets; - automatic opener; - automatic reverse; - photo sensor; - switch placement; - track & rollers; and - manual disconnect. The door(s) were examined for significant damage or installation related deficiencies. No deficiencies observed at inspection time unless noted in this report.


Garage Door/ Door Opener: Automatic opener: manual disconnect, OK

At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect.

Garage Door/ Door Opener: Door tracks: OK

The overhead garage door tracks appeared to be correctly installed and stable.

Occupant Door (From garage to inside of home): Occupant Door (From garage to inside of home)

Current standards require for these doors to be comprised of steel or solid wood measuring at least 1 3/8" thick, or are noted as being a fire rated door for proper garage to living space separation. These doors built on homes prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded as desired for safety. No deficiencies observed at inspection time unless noted in this report.

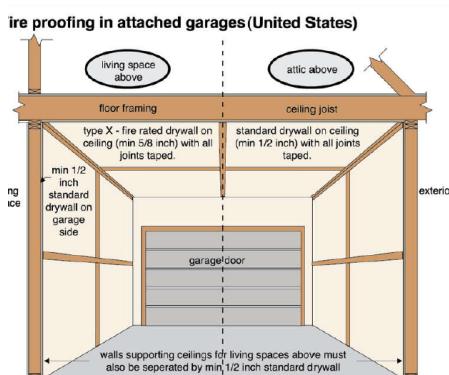
Floor: Floor Inspection Method

Garage floor was inspected to damage, cracks, oil stain, trip hazards, etc. No deficiencies observed at inspection time unless noted in this report.

Ceiling, Walls & Firewalls: Ceiling, Walls, Firewalls Inspection Method

- The framing in the garage is required to be covered with a 5/8" type X drywall if living areas are overhead and the home was constructed typically after 2006. Confirmation of the proper drywall is typically not possible in a "visual only home inspection", but the presence of drywall will be reported on. Homes built prior to 2006 were not required to meet these requirements but upgrading to proper drywall is recommended as desired for safety.
- Current standards require that walls adjacent to living areas in a garage are covered with 1/2" drywall for proper separation of garage to living space. Homes built prior to 2006 may not have this protection, but upgrades are recommended as desired for safety.

No deficiencies observed at inspection time unless noted in this report.



Limitations

Garage Door/ Door Opener

AUTOMATIC REVERSE: DISCLAIMER

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor. It is tested on inspection day to determine that it is operational and that the door reverses when an object is in its path.

Floor

VISIBILITY LIMITED

Due to personal items being in the way portions of the floor were not visible during time of inspection.

Ceiling, Walls & Firewalls

VISIBILITY LIMITED

Due to personal items being in the way portions of the wall were not visible during time of inspection.

13: FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
13.1	Foundation/ Structure	X			
13.2	Crawlspaces	X			
13.3	Floor Structure	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Foundation/ Structure: Material

Concrete Block, Piers

Crawlspaces: Crawlspace Access
Location

Left Side Of Home, Back Side of Home

Crawlspaces: Insulation Type

None

Crawlspaces: Vapor Barrier
Present

Yes

Floor Structure: Material

Wood Joists

Floor Structure: Sub-floor

Plywood

Floor Structure:
Basement/Crawlspace Floor

Dirt, Sand

Foundation/ Structure: Foundation/ Structure Inspection Method

Visible portions of the foundation walls were inspected looking for cracking, moisture intrusion, or any other indications of damage or deficiencies. No deficiencies observed at inspection time unless noted in this report.

Limitations

Foundation/ Structure
LIMITATIONS

The ductwork, plumbing obstructions, and/or personal belongings are blocking or hinder visual accessibility of the structure and other areas.

The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

Floor Structure
LIMITATIONS

The ductwork, plumbing obstructions, insulation and/or personal belonging are blocking or hinder visual accessibility of the structure and other areas.

The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

Floor Structure

VISIBILITY: DISCLAIMER

The visibility of the floor structure is limited to visible portions only. Due to the material finishings above or below the floor structure or insulation installed visibility was limited and/or not possible. Inspector disclaims any issues with the floor structure that are not readily visible at time of inspection.

Observations

13.3.1 Floor Structure

SUBFLOOR/ JOISTS: MOISTURE STAINING/ MICROBIAL GROWTH

Several areas of moisture staining and microbial growth present in the crawl. Moisture staining appears to be mainly from air leakage around duct floor penetrations, poor crawlspace air movement due to the ductwork, poor ductwork condition, leaks and years of high humid conditions common to the area. This has resulted in some microbial growth to be present which has the potential to affect indoor air quality. Due to the lower moisture levels (12-15%) any wood destroying fungus is likely non-active, but lab analysis would be required to confirm. It is possible some dry rot is present within the subfloor from the microbial growth present, however there were no signs of any significant subfloor damage visible or felt from the interior. Recommend that a qualified contractor evaluate the crawl to provide long term improvement options and repair as needed.

Recommendation

Contact a qualified professional.



Deficiencies/ Recommendations

