



PGR HOME INSPECTIONS

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<https://www.PGRHomeInspections.com>



## RESIDENTIAL HOME INSPECTION REPORT

1234 Main St. Charleston SC 29414

Buyer Name

04/23/2020 9:00AM



Inspector

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Agent

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# SUMMARY

**12**

MAINTENANCE/ MONITOR/  
MINOR ITEMS

**10**

MODERATE DEFICIENCY

**6**

SIGNIFICANT DEFICIENCY/  
SAFETY HAZARD

- 2.2.1 Exterior - Exterior Components: Siding: Minor Damage
- 2.2.2 Exterior - Exterior Components: Wood Trim: Rot
- 2.5.1 Exterior - Hose Bibs: Leaking Hose Bib
- 3.1.1 Roof - Roofing Material: Metal Roof: Blistering
- 4.1.1 Attic, Insulation & Ventilation - Roof Structure & Attic: Roof Sheathing: Moisture Stains Present
- 5.2.1 Doors, Windows & Interior - Windows: Window: Failed Seal
- 5.2.2 Doors, Windows & Interior - Windows: Windows: Screwed Shut
- 6.2.1 Kitchen - Sink, Plumbing: Loose faucet
- 6.5.1 Kitchen - Range/Oven/Cooktop: Range: Cracked Glasstop
- 7.2.1 Bathrooms - Sinks, Tubs/Shower, Toilets, Plumbing: Bathtub: Cold Water Valve Leaking
- 7.2.2 Bathrooms - Sinks, Tubs/Shower, Toilets, Plumbing: Shut Off Valve: Missing Handle
- 7.3.1 Bathrooms - Exhaust Fans: Bathroom Vents Into Attic
- 9.1.1 Heating & Cooling - Heating/Cooling Equipment: HVAC System Maintenance: General Recommendation
- 9.1.2 Heating & Cooling - Heating/Cooling Equipment: Reaching Typical Life Expectancy
- 9.3.1 Heating & Cooling - Distribution System: Ducts: Air Leakage
- 10.3.1 Plumbing - Water Heater: Approaching typical life expectancy
- 10.3.2 Plumbing - Water Heater: Seismic Straps missing
- 11.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Circuit Directory Incomplete
- 11.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improperly sized breaker
- 11.4.1 Electrical - Receptacles & Switches : Missing Outdoor Waterproof Cover
- 11.4.2 Electrical - Receptacles & Switches : Receptacle: Open ground
- 11.4.3 Electrical - Receptacles & Switches : Receptacle: Hot and Ground Reversed
- 11.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- 11.6.1 Electrical - Smoke/ CO Detectors: Smoke Detectors: Over 10 Years Old
- 12.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Piers/ Supports: Leaning

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- [-] 12.2.1 Basement, Foundation, Crawlspace & Structure - Crawlspaces: No Vapor Barrier
  - [A] 12.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Subfloor: High Moisture/ Active Moisture Intrusion
  - [-] 12.3.2 Basement, Foundation, Crawlspace & Structure - Floor Structure: Subfloor: Microbial Growth Present

# 1: INSPECTION DETAILS

## Information

In Attendance	Occupancy	Type of Building
Client, Client's Agent	Furnished, Occupied, Utilities On	Single Family
Temperature (approximate)	Weather Conditions	
86 Fahrenheit (F)	Clear, Dry, Humid, 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 or 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			
2.2	Exterior Components	X			X
2.3	Exterior Doors	X			
2.4	Decks, Porches, Steps	X			
2.5	Hose Bibs	X			X
2.6	Vegetation, Grading, Drainage	X			

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### Information

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

Dirt and grass

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

Aluminum, Wood, Possible  
Asbestos Containing Material  
(test to confirm)

**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.

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

2.2.1 Exterior Components

### **SIDING: MINOR DAMAGE**

Minor damage was visible on the ACM (asbestos containing material) siding. Recommend a qualified professional repair or replace.

Recommendation

Contact a qualified professional.



Maintenance/ Monitor/ Minor Items



Left side of home



Left side of home

## 2.2.2 Exterior Components

**WOOD TRIM: ROT**

Wood rot on trim around the home in one or more locations (locations noted on picture). Recommend a qualified professional repair or replace the damaged materials to prevent further damage.

Recommendation

Contact a qualified professional.



Moderate Deficiency



Front left corner of home

## 2.5.1 Hose Bibs

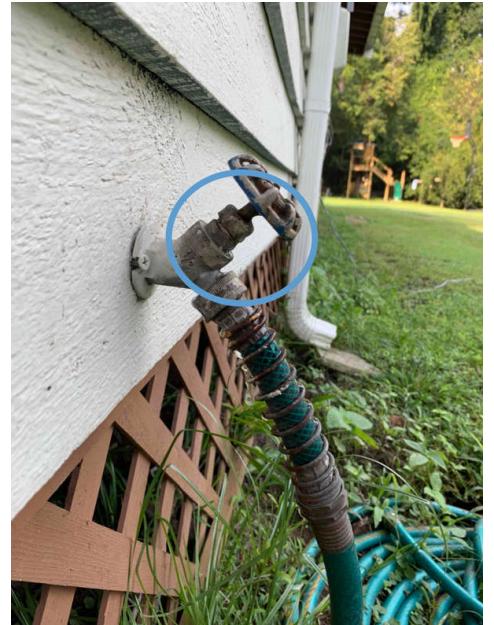
**LEAKING HOSE BIB**

Maintenance/ Monitor/ Minor Items

Hose bib valves leak around the handle when opened fully. Recommend repairing or replace by a qualified plumbing professional.

Recommendation

Contact a qualified plumbing contractor.



Right side of home

### 3: ROOF

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

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

## Information

**Roofing Material: Material**  
Metal

**Roofing Material: Viewed From**  
Roof, From the Eaves

**Roofing Material: Roof Type/Style**  
Gable

**Roofing Material: Number of**  
**Layers**  
1

**Roofing Material: Age of**  
**materials (If known) (Years)**  
Unknown, Original when built

#### 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.





### 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.

## 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.

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## 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.

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## 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**

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## 3.1.1 Roofing Material

**METAL ROOF: BLISTERING**

Moderate Deficiency

Observed blistering of the recently coated metal roof in one or more areas. Some of these blisters have broken through which could result in moisture damage. Recommend a qualified roofing professional evaluate and repair.

## Recommendation

Contact a qualified roofing professional.



## 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			

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### Information

#### Insulation: Insulation Type

Cellulose, Loose-fill, Fiberglass

#### Insulation: Approximate Average

Insulation Depth (Range in  
Inches)

5-7

#### Ventilation: Ventilation Type

Gable Vents, Soffit 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 &amp; Attic

**ROOF SHEATHING: MOISTURE STAINS PRESENT**

Several moisture stains present on the roof sheathing. Moisture meter reading were well within normal range indicating a previous issue. (approx. 5-8%)

Recommend monitoring for future issues.

Recommendation

Recommend monitoring.



Maintenance/ Monitor/ Minor Items



## 5: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
5.1	Doors	X			
5.2	Windows	X			X
5.3	Floors	X			
5.4	Ceiling/ Walls	X			

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### Information

#### Windows: Window Type/ Material

Wood, Single-hung, Vinyl

#### Doors: Doors Inspection Method

The doors were inspected by operating a representative number, testing their operation, looking for damage, damages 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.

### 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

5.2.1 Windows



Maintenance/ Monitor/ Minor Items

### WINDOW: FAILED SEAL

One or more windows with evidence of failed seals. Failed window seals are mainly cosmetic and typically do not affect the energy efficiency of the window all that much. Recommend a qualified window professional repair or replace as needed.

Recommendation

Contact a qualified window repair/installation contractor.



Kitchen

5.2.2 Windows



Significant Deficiency/ Safety Hazard

### WINDOWS: SCREWED SHUT

Many of the windows are screwed shut creating a safety hazard should they be the only means of exit. Recommend checking each window and restoring to functional use.

Recommendation

Contact a qualified professional.



## 6: KITCHEN

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

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### Information

**Dishwasher: Brand**

Frigidaire

**Refrigerator: Brand**

Frigidaire

**Range/Oven/Cooktop:**
**Range/Oven Brand**

Frigidaire

**Range/Oven/Cooktop:**
**Range/Oven Energy Source**

Electric

**Range/Oven/Cooktop: Exhaust**
**Type**

Re-circulate

**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. 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.



## Observations

### 6.2.1 Sink, Plumbing **LOOSE FAUCET**

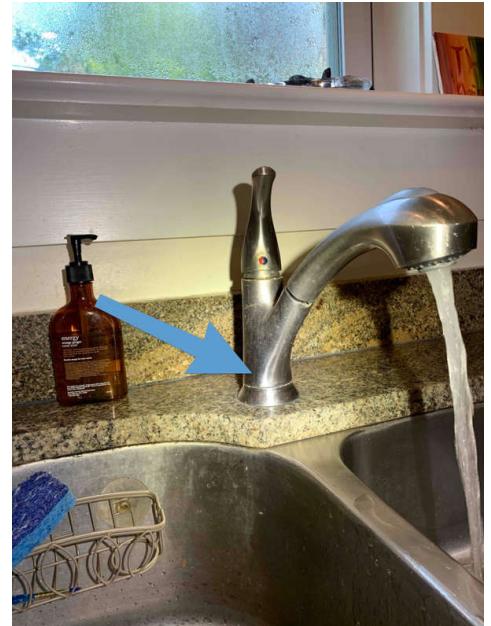


Maintenance/ Monitor/ Minor Items

Recommend tightening kitchen faucet to prevent leaks underneath sink.

Recommendation

Contact a handyman or DIY project



## 6.5.1 Range/Oven/Cooktop

**RANGE: CRACKED GLASSTOP**

Glass cooktop was cracked. Recommend a qualified professional replace.

## Recommendation

Contact a qualified professional.

 Moderate Deficiency



## 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

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### 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.

## 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/Showers, Toilets, Plumbing

**BATHTUB: COLD WATER VALVE LEAKING**

The hall bathroom cold water valve is leaking. Recommend a licensed plumbing professional evaluate and repair or replace as needed.

## Recommendation

Contact a qualified plumbing contractor.



Moderate Deficiency



Guest Bathroom

7.2.2 Sinks, Tubs/Showers,  
Toilets, Plumbing

Maintenance/ Monitor/ Minor Items

**SHUT OFF VALVE: MISSING HANDLE**

The hot water shut off valve handle in the master bathroom is missing. Recommend replacing.

## Recommendation

Contact a qualified professional.



## 7.3.1 Exhaust Fans

**BATHROOM VENTS INTO ATTIC**

Bathroom fan vents into the attic, which can cause moisture, increased humidity and possible mold growth. Recommend a qualified professional properly terminate the exhaust to the exterior.

Recommendation

Contact a qualified professional.



Moderate Deficiency



## 8: LAUNDRY ROOM

		IN	NI	NP	O
8.1	Laundry Room	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: 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

#### LIMITED VISIBILITY

Visibility behind unit was limited and/or not possible due to homeowners personal belongings. Any damage or other issues that may be present are omitted from this report.

## 9: HEATING & COOLING

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

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

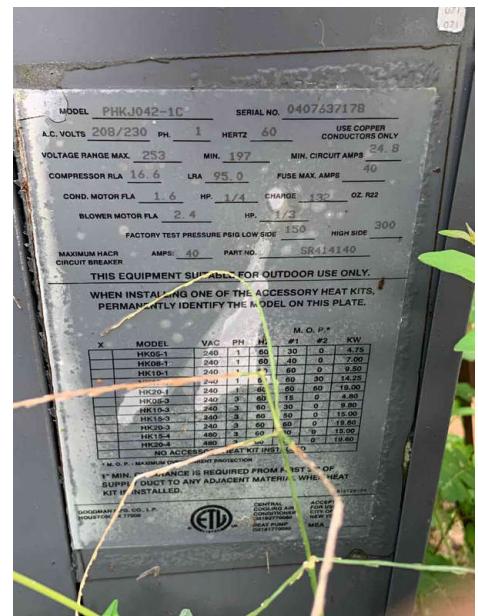
### Information

**Mode HVAC System Tested In**  
Cooling Mode

**Return Air (F) Cooling Mode**  
71.4



**Heating/Cooling Equipment:**  
**Heating/ Cooling System Brand**  
Goodman



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

**Heating/Cooling Equipment:**  
**Manufactured Date**  
2004

**Thermostat: Location**  
1st floor living room

**Distribution System: Ductwork**  
Insulated

**Thermostat: Operated the Unit(s)**  
Yes

**Chimneys, Flues: Chase/ Flue Material**  
Brick, Tile

**Chimneys, Flues: Viewed From**  
Ladder at Eaves

### 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.

## Heat Pump Installed

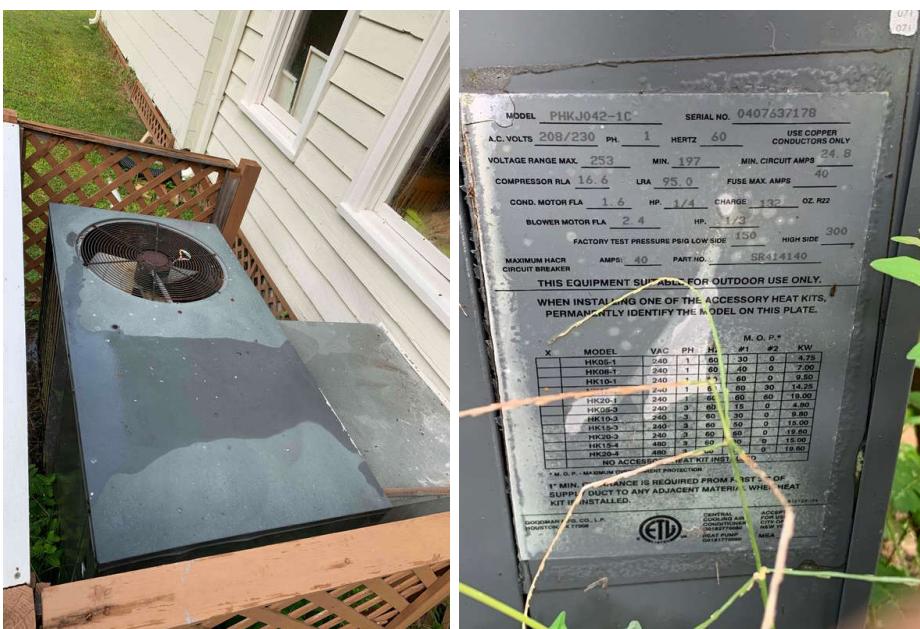
The home HVAC system included a heat pump. Heat pumps work in a manner similar to a refrigerator, taking heat from one area and expelling it to another area. For residential applications, the heat pump can be reversed. It can pull heat from outside and discharge it inside the home (heating the home), or it can take heat from inside the home and discharge it outside (cooling the home).

## Air Supply (F) Cooling Mode

53.3



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



## 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.

## Heating/Cooling Equipment: HVAC System Contains R-22/ HCFC-22 Refrigerant

The system contains R-22/ HCFC-22 refrigerant. This refrigerant is being phased out and will no longer be produced or imported in order to help protect the stratospheric ozone layer. Existing units can continue to use and be serviced with R-22/ HCFC-22 until inventory is depleted, but it may be expensive and/or difficult to obtain. This is just for your reference, so you are not blindsighted if additional refrigerant is required during servicing.

## 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.

## 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.

## 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

**HVAC Testing Information****TESTED IN COOLING MODE ONLY DUE TO OUTSIDE TEMPERATURE**

To prevent possible damage to the heat pump unit(s) it was only tested in cooling mode due to the outside temperature being above 70 F during time of inspection. Recommend testing and/or seeking further evaluation from an HVAC contractor when weather permits proper testing of the unit in heating mode prior to the end of inspection period.

**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****NOT IN USE ANYMORE**

Chimney/ Fireplace was only able to be viewed from the exterior and visible portions in the attic. It is no longer in use anymore. Visibility of previous or current water intrusion was limited. No signs of moisture intrusion was noticed on the interior.

**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)

## 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

**REACHING TYPICAL LIFE EXPECTANCY**

The HVAC system is 15 years old and is reaching the 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.



Maintenance/ Monitor/ Minor Items

## 9.3.1 Distribution System

**DUCTS: AIR LEAKAGE**

Moderate Deficiency

Tape and mastic coming undone resulting in air leakage and excessive sweating. Recommend qualified HVAC professional repair to prevent air leakage and improve efficiency.

## Recommendation

Contact a qualified HVAC professional.



# 10: PLUMBING

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

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

## Information

**Water Source**

Well

**Main Water Shut Off Location**

Confirm with current home owner

**Drain, Waste, & Vent Systems:**
**Material**

PVC, Copper

**Water Supply, Distribution Systems & Fixtures:**
**Distribution/Supply Material**

Pex, Copper

**Water Heater: Manufactured Year** 2003    **Water Heater: Power Source/Type** Electric, Tank

**Water Heater: Capacity**

40

**Water Heater: Location**

Laundry

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

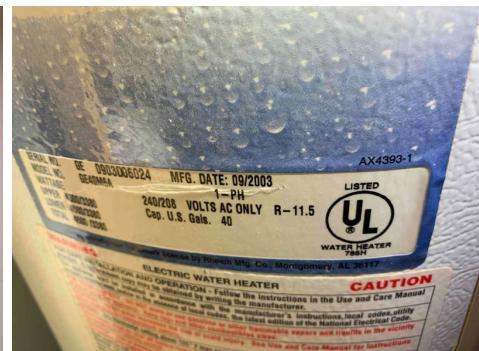
Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other deficiencies. No deficiencies observed at inspection time unless noted in this report.

**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

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.](#)

## 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

### APPROACHING TYPICAL LIFE EXPECTANCY



Maintenance/ Monitor/ Minor Items

The water heater is 16 years old and is approaching the typical life expectancy of a water heater. Although it was producing hot water at time of inspection it is recommended to maintain proper maintenance to help further extend its usefulness. Monitor its effectiveness and recommend budgeting for a replacement in the future.

Recommendation

Contact a qualified plumbing contractor.

## 10.3.2 Water Heater

**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.



# 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	X			X
11.5	GFCI & AFCI	X			X
11.6	Smoke/ CO Detectors	X			X

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

## Information

**Service Entrance Conductors:**  
Electrical Service Conductors  
Overhead, Copper

**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Main Panel Location  
Hallway

**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Panel Manufacturer  
Square D

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

**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Panel Capacity/ Type  
200 AMP

**Main & Subpanels, Service & Grounding, Main Overcurrent Device:** Sub Panel Location  
None



**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

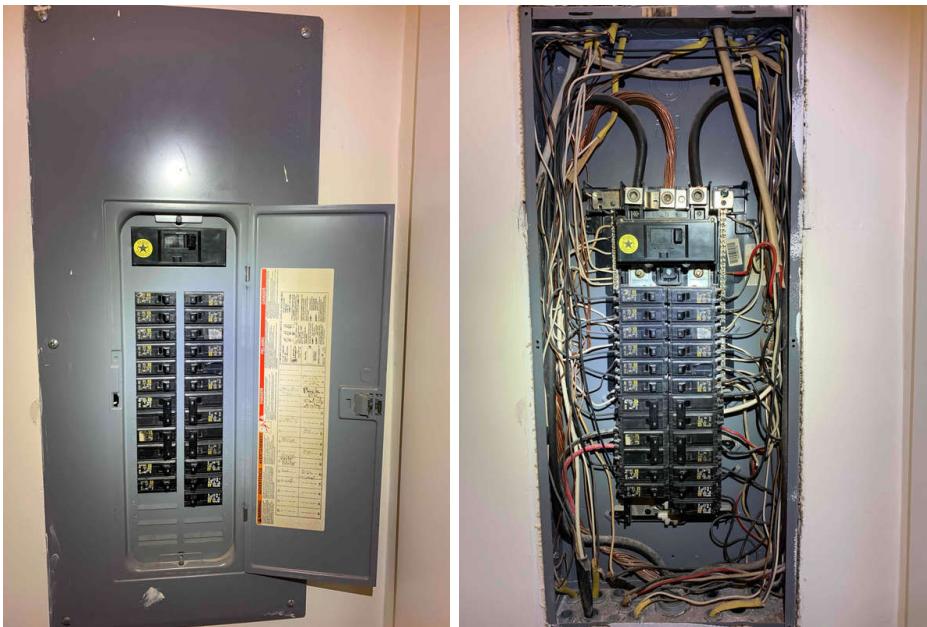
The meter and conduit appeared to be in satisfactory condition. No deficiencies observed at inspection time unless noted in this report.



### 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 : Receptacles/ Switches 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, there 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>

## 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



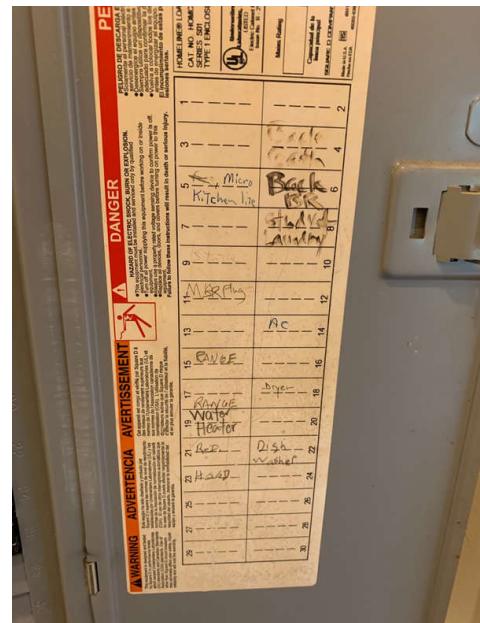
Maintenance/ Monitor/ Minor Items

### CIRCUIT DIRECTORY INCOMPLETE

The Circuit Directory label identifying individual electrical circuits was incomplete on the main panel. The panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. Recommend that a properly marked Circuit Directory label be installed by a qualified professional.

Recommendation

Contact a qualified professional.



## 11.3.1 Branch Wiring Circuits, Breakers &amp; Fuses

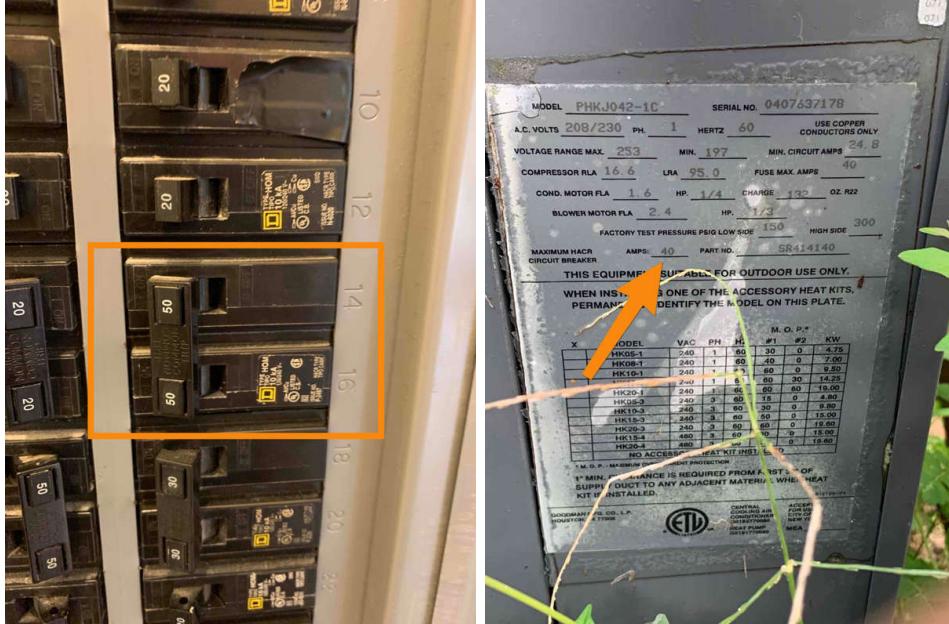
**IMPROPERLY SIZED BREAKER**

The breaker for the package unit unit is oversize per manufacturers specification. The unit is allowed to have a maximum 40 amp breaker installed as over current protection and currently has a 50 amp breaker installed. Recommend a licensed electrician replace with the correct sized breaker.

- Moderate Deficiency

## Recommendation

Contact a qualified electrical contractor.



## 11.4.1 Receptacles &amp; Switches

**MISSING OUTDOOR WATERPROOF COVER**

Exterior Wet/ Damp location rated receptacle cover is missing. Recommend a qualified professional install.

Recommendation

Contact a qualified professional.



Right side of home



Back deck

## 11.4.2 Receptacles &amp; Switches



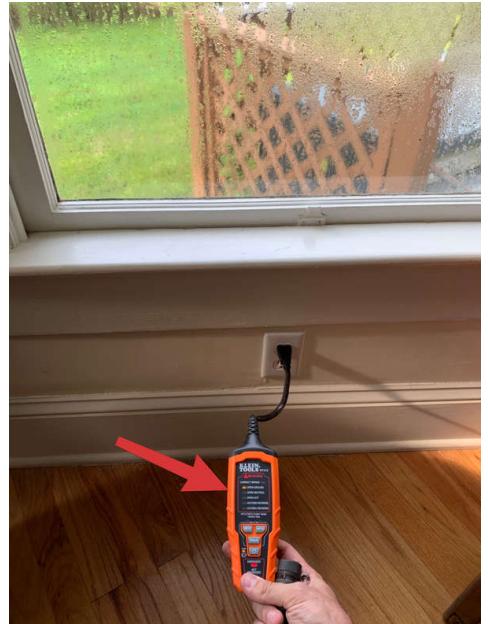
Significant Deficiency/ Safety Hazard

**RECEPTACLE: OPEN GROUND**

One of the receptacles (locations noted in picture) is showing to have an open ground. Recommend a licensed electrician evaluate the circuits/ receptacles to prevent the possibility of shock, injury or damage to equipment.

Recommendation

Contact a qualified electrical contractor.



Guest Bedroom second from front of house

## 11.4.3 Receptacles &amp; Switches



Significant Deficiency/ Safety Hazard

**RECEPTACLE: HOT AND GROUND REVERSED**

The GFCI receptacle in the master bathroom is showing to have the Hot and Ground reversed. Many times this is a false reading and the actual culprit is a loose neutral somewhere on the circuit.

Recommend a licensed electrician evaluate and repair to make sure the circuit is wired properly and this particular receptacle has GFCI protection.

## Recommendation

Contact a qualified electrical contractor.



Master Bathroom

## 11.5.1 GFCI &amp; AFCI



Significant Deficiency/ Safety Hazard

**NO GFCI PROTECTION INSTALLED**

GFCI (Ground Fault Circuit Interrupter) protection was not present in all locations where the receptacle could come in contact with water or other liquid which is a potential safety hazard.

Recommend licensed electrician upgrade by installing ground fault receptacles or breakers for locations specified:

**KITCHEN receptacles.**

[Here is a link](#) to read about how GFCI receptacles keep you safe.

## Recommendation

Contact a qualified electrical contractor.



### 11.6.1 Smoke/ CO Detectors

## SMOKE DETECTORS: OVER 10 YEARS OLD

- Moderate Deficiency

Multiple smoke detectors were older than 10 years old and/or missing. It is recommended to replace smoke detectors every 10 years. Recommend replacing all detectors older than 10 and installing where missing.

Recommendation

Contact a handyman or DIY project



## 12: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
12.1	Foundation	X			X
12.2	Crawlspaces	X			X
12.3	Floor Structure	X			X

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

### Information

**Foundation: Material**

Concrete Block, Brick Piers, Wood Piers

**Crawlspaces: Crawlspace Access**

**Location**  
Left Side Of Home, Right Side of Home

**Crawlspaces: Insulation Type**

Batt, Fiberglass

**Crawlspaces: Vapor Barrier**

Present  
No

**Floor Structure: Material**

Wood Beams, Wood Joists

**Floor Structure: Sub-floor**

Plank

**Floor Structure:  
Basement/Crawlspace Floor**

Dirt

**Foundation: Foundation 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.





## Observations

### 12.1.1 Foundation

#### PIERS/ SUPPORTS: LEANING

! Significant Deficiency/ Safety Hazard

Multiple piers/supports under the home are leaning which has resulting in an obvious slope to the interior floor. The brick piers are original to the home when it was moved and although it is likely they reached their maximum settlement it is still recommended that a qualified foundation contractor evaluate the piers and discuss options for adding additional supports or repairs to ensure there is no future movement.

Recommendation

Contact a foundation contractor.



## 12.2.1 Crawlspaces

**NO VAPOR BARRIER**

Moderate Deficiency

There is no vapor barrier covering the majority of the crawlspace floor. These are designed to help prevent the moisture in the soil from evaporating, becoming part of the crawlspace air and then seeping into the home. This can significantly affect the indoor air quality, increase humidity levels, damage interior flooring, and also result in possible mold growth on the joists and subfloor on the crawlspace side. Recommend a qualified crawlspace contractor install a proper vapor barrier.

## Recommendation

Contact a qualified insulation contractor.



## 12.3.1 Floor Structure

**SUBFLOOR: HIGH MOISTURE/ ACTIVE MOISTURE INTRUSION**

Significant Deficiency/ Safety Hazard

High moisture readings beneath the front bathroom possibly due to long term air leakage since there is no specific signs of leaking and around the main duct floor penetration. Recommend a qualified professional evaluate and repair and/or provide long term repair solutions to prevent further damage to the subfloor and joists.

## Recommendation

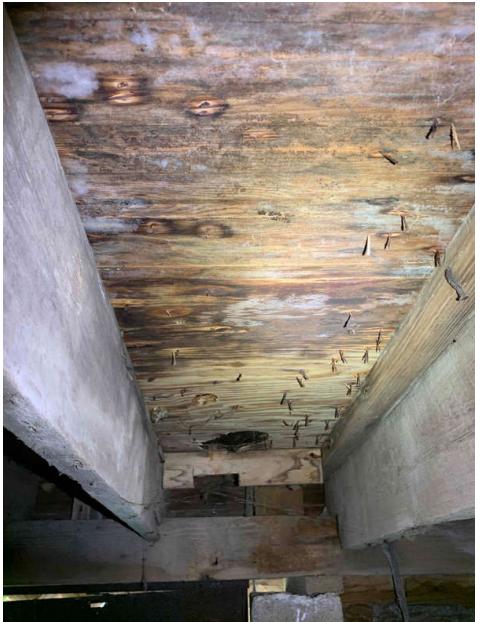
Contact a qualified professional.



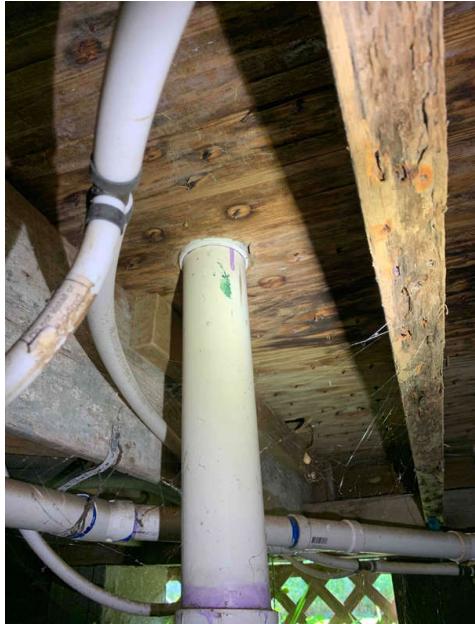
Front Guest Bathroom



Front Guest Bathroom



Front Guest Bathroom



Front Guest Bathroom



## 12.3.2 Floor Structure

**SUBFLOOR: MICROBIAL GROWTH PRESENT**

Moderate Deficiency

Through many areas in the crawl appeared to be microbial growth, likely due to the lack of a proper vapor barrier, air leakage, and moisture intrusion. (Lab results required to confirm). Recommend a qualified remediation specialist evaluate and remediate as needed.

Recommendation

Contact a qualified professional.

