



PGR HOME INSPECTIONS

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<https://www.PGRHomeInspections.com>



RESIDENTIAL HOME INSPECTION REPORT

1234 Main St.
Charleston, SC 29407

Buyer Name
11/16/2019 9:00AM



Inspector
Adam Richardson
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Agent
Agent Name
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SUMMARY

- 2.1.1 Exterior - Driveway, Walkway, Patio: Patio: Cracked
- 2.2.1 Exterior - Exterior Components: Siding: Missing
- 2.2.2 Exterior - Exterior Components: Window Damage: Wood Rot
- 2.3.1 Exterior - Exterior Doors: Trim/ Jamb: Rot
- 🔧 2.5.1 Exterior - Hose Bibs: Hose Bib: Not operational
- 🔧 3.1.1 Roof - Roofing Material: Debris on roof
- 🔧 3.2.1 Roof - Gutters, Downspouts: Gutters: Significant Debris
- 🔧 3.2.2 Roof - Gutters, Downspouts: Downspout loose
- 🔧 4.1.1 Attic, Insulation & Ventilation - Roof Structure & Attic: Roof Sheathing: Moisture Stains Present
- 🔧 5.2.1 Doors, Windows & Interior - Windows: Windows: Damaged
- 5.4.1 Doors, Windows & Interior - Ceiling/ Walls: Ceiling: Moisture Damage/ Moderate-High Moisture
- 🔧 6.3.1 Kitchen - Dishwasher: Improper drain loop
- ⚠ 6.5.1 Kitchen - Range/Oven/Cooktop: Missing Anti-Tip Bracket
- 7.2.1 Bathrooms - Sinks, Tubs/Shower, Toilets, Plumbing: Sink: Stopper Leaking
- 🔧 7.2.2 Bathrooms - Sinks, Tubs/Shower, Toilets, Plumbing: Faucet: Handle Not Attached Properly
- 8.1.1 Laundry Room - Laundry Room: Dryer exhaust duct: flexible plastic exhaust duct
-
- 9.3.1 Heating & Cooling - Distribution System: Ductwork Crawlspace: Duct insulation damaged/ Moderate Sweating
- 9.3.2 Heating & Cooling - Distribution System: Ductwork Attic: Sweating Causing Moisture Damage
- ⚠ 9.3.3 Heating & Cooling - Distribution System: Supply Duct: Damage/ Significant Hole venting into crawlspace
- 10.3.1 Plumbing - Water Heater: Irregular Flame
- 🔧 10.3.2 Plumbing - Water Heater: Seismic Straps missing
- 10.4.1 Plumbing - Fuel Shut Off : Sediment Trap: Not Present Behind Valve
-
- 11.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Neutrals and grounds Share same lug on bus bar
- 🔧 11.4.1 Electrical - Receptacles & Switches : Lights/Switches: Not Functioning
- 🔧 11.4.2 Electrical - Receptacles & Switches : Receptacle: Previous Arcing/Scorching
- 11.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- 🔧 12.3.1 Garage - Floor: Slab: Minor Crack
- 12.4.1 Garage - Ceiling, Walls & Firewalls: Wall: Incomplete Firewall
- 🔧 12.4.2 Garage - Ceiling, Walls & Firewalls: Ceiling: Gap around Duct penetration
- ⚠ 13.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Subfloor/ Joists: High Moisture/ Organic Growth/ Damage

1: INSPECTION DETAILS

Information

| | | |
|----------------------------------|---------------------------|-------------------------|
| In Attendance | Occupancy | Type of Building |
| Client, Client's Agent | Vacant, Utilities On | Single Family |
| Temperature (approximate) | Weather Conditions | |
| 85 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 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 it's 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 | | | X |
| 2.4 | Decks, Porches, Steps | X | | | X |
| 2.5 | Hose Bibs | X | | | X |
| 2.6 | Vegetation, Grading, Drainage | X | | | |

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

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

Concrete

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

Aluminum, Brick Veneer, Vinyl

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

2.1.1 Driveway, Walkway, Patio

 Deficiencies

PATIO: CRACKED

Significant crack in the patio slab possibly due to soil erosion or poor soil conditions. Recommend a qualified professional evaluate the void present under the slab and repair as needed.

Recommendation

Contact a qualified professional.



2.2.1 Exterior Components

SIDING: MISSING

One small section of vinyl siding was found to be missing. Recommend having a qualified siding contractor match to the existing siding and replace.

Recommendation

Contact a qualified siding specialist.

 Deficiencies



2.2.2 Exterior Components

WINDOW DAMAGE: WOOD ROT

Damage to one of the windows exposing the framing below which has resulted in wood rot. Recommend a qualified professional remove the damaged portion and evaluate the extent of the damage and repair as needed.

Recommendation

Contact a qualified professional.

 Deficiencies



Left side of home

2.3.1 Exterior Doors

TRIM/ JAMB: ROT

Wood rot along the bottom portions of the trim/door jam in one or more locations. (Locations notes on picture) Recommend repairing/replacing to prevent further damage and to help prevent the attraction of wood destroying insects.

Recommendation

Contact a qualified professional.

 Deficiencies



Back of the home

2.5.1 Hose Bibs

**HOSE BIB: NOT OPERATIONAL**

One of the hose bibs was not operational. Recommend consulting with the seller for more information and/or have a qualified plumbing professional evaluate and repair.

Recommendation

Contact a qualified professional.



Left side of home

3: ROOF

| | | IN | NI | NP | O |
|-----|-------------------------------|----|----|----|---|
| 3.1 | Roofing Material | X | | | X |
| 3.2 | Gutters, Downspouts | X | | | 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

Asphalt, Architectural

Roofing Material: Viewed From

Roof

Roofing Material: Roof

Type/Style
Gable

Roofing Material: Number of Layers

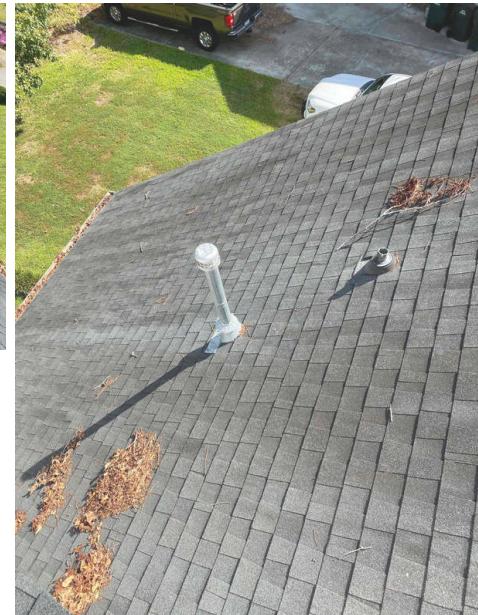
1

Roofing Material: Age of materials (If known) (Years)

7-8

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: Granule Loss: Uniform Normal Aging

Asphalt shingles were aged and 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.

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

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

ROOF LIMITATIONS

The inspection of the roof and it's 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.

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

DEBRIS ON ROOF

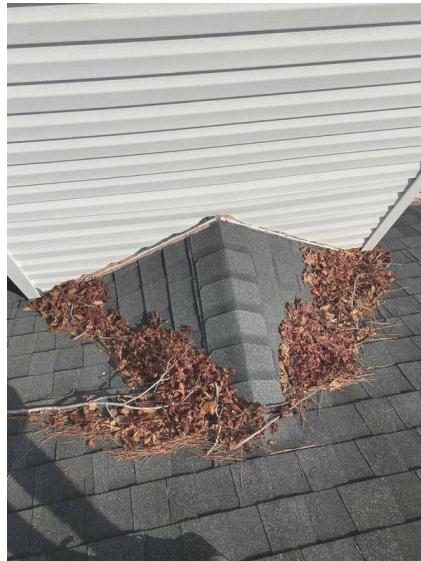
Recommend keeping the roof clear of leaves and other debris. Buildup can keep moisture and water trapped and aid in the deterioration of the material and possibly seep through causing damage to the roof decking resulting in interior leaks.

Recommendation

Contact a handyman or DIY project



Maintenance/ Monitor/ Minor Items



3.2.1 Gutters, Downspouts

GUTTERS: SIGNIFICANT DEBRIS

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



Maintenance/ Monitor/ Minor Items



3.2.2 Gutters, Downspouts

DOWNSPOUT LOOSE

Downspout is not secured well. Recommend repairing to prevent possible damage.

Recommendation

Contact a handyman or DIY project



Maintenance/ Monitor/ Minor Items



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

Batt, Fiberglass

Insulation: Approximate

Average Insulation Depth (Range
in Inches)

8-10

Ventilation: Ventilation Type

Whole House Fan, Soffit Vents,
Ridge Vents, Gable 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



Maintenance/ Monitor/ Minor Items

ROOF SHEATHING:**MOISTURE STAINS PRESENT**

Moisture staining present on the roof sheathing. Due to the location testing the moisture percentage wasn't possible. Might be related to the clogged gutters. Recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Back of the home, front right guest bedroom attic access

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 | | | X |
| 5.5 | Steps, Stairways & Railings | X | | | |
| 5.6 | Ceiling Fans | X | | | |
| 5.7 | Doorbell | X | | | |

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

Information

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

5.2.1 Windows

WINDOWS: DAMAGED

Lower portions of the upper sash on two windows in the 2nd floor far right guest bedroom were damaged. Recommend a qualified window professional repair.

Recommendation

Contact a qualified window repair/installation contractor.



Maintenance/ Monitor/ Minor Items



2nd Floor Guest Bedroom front right

2nd Floor Guest Bedroom front right

5.4.1 Ceiling/ Walls

 Deficiencies**CEILING: MOISTURE DAMAGE/ MODERATE-HIGH MOISTURE**

Multiple areas of moderate-high moisture levels indicating a possible active moisture intrusion occurring. Due to the non-invasive nature of the inspection determining the source as not possible. An invasive investigation may be required to confirm the cause. Recommend a qualified professional evaluate and repair as needed.

Recommendation

Contact a qualified professional.



1st Floor Powder Room



1st Floor Powder Room



Master Bathroom



Master Bathroom

6: KITCHEN

| | | IN | NI | NP | O |
|-----|------------------------|----|----|----|---|
| 6.1 | Countertops & Cabinets | X | | | |
| 6.2 | Sink, Plumbing | X | | | |
| 6.3 | Dishwasher | X | | | X |
| 6.4 | Refrigerator | X | | | |
| 6.5 | Range/Oven/Cooktop | X | | | 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

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

Built-in Microwave: Microwave
Brand

Frigidaire

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.



Built-in Microwave: Microwave Inspection Method

The microwave was tested by running on "Cook" mode for 90 seconds, and a thermal image is provided showing the microwave is operating accordingly. Other microwave functions are not 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.

Observations

6.3.1 Dishwasher

IMPROPER DRAIN LOOP

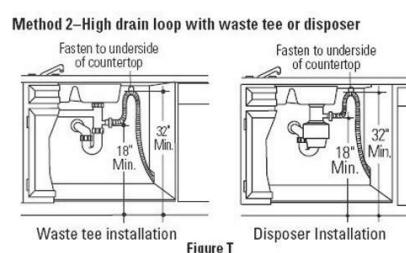
Dishwasher drain loop improperly installed. There should be a high loop installed to help prevent dirty water from returning to the dishwasher. Recommend repair by qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



Maintenance/ Monitor/ Minor Items



6.5.1 Range/Oven/Cooktop

**MISSING ANTI-TIP
BRACKET**

Significant Deficiency/ Safety Hazard

Anti-Tip bracket not installed or not attached properly to stove.
Recommend installing or adjusting the stove/bracket to prevent the stove from potentially falling on a child and/or causing injury to someone.

Recommendation

Contact a handyman or DIY project



7: BATHROOMS

| | | IN | NI | NP | O |
|-----|--|----|----|----|---|
| 7.1 | Cabinets, Countertops | X | | | |
| 7.2 | Sinks, Tubs/Showers, Toilets, Plumbing | X | | | X |
| 7.3 | Exhaust Fans | 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/Showers, 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

SINK: STOPPER LEAKING

Sink stopper is leaking in the master bathroom right sink resulting in minor damage to the cabinet and possible organic growth. Recommend a qualified professional repair and remediate and needed.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom right sink

7.2.2 Sinks, Tubs/Showers,
Toilets, Plumbing**Maintenance/ Monitor/ Minor Items****FAUCET: HANDLE NOT ATTACHED PROPERLY**

Sink faucet handle is not attached properly. Recommend repairing.

Recommendation

Contact a handyman or DIY project



2nd Floor Guest Bathroom

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

Vinyl (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

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

 Deficiencies**DRYER EXHAUST DUCT: FLEXIBLE PLASTIC EXHAUST DUCT**

The dryer exhaust was discharged using a flexible, ribbed plastic duct that is not approved by the Underwriter's Laboratory (UL). This type of dryer exhaust duct is more likely to accumulate lint than a smooth metal vent, creating a potential fire hazard. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. Recommend replacing this plastic duct with a properly-installed, UL-approved dryer duct.

Recommendation

Contact a qualified professional.



9: HEATING & COOLING

| | | IN | NI | NP | O |
|-----|------------------------------|----|----|----|---|
| 9.1 | Heating/Cooling Equipment | 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

Air Supply (F) Cooling Mode
55.9



Return Air (F) Cooling Mode
70.8



Heating/Cooling Equipment:
Heating/ Cooling System Brand
Goodman

Heating/Cooling Equipment:
Energy Source/Type
Electric, Heat Pump

Heating/Cooling Equipment:
Manufactured Date (Heating)
2019

Heating/Cooling Equipment:
Manufactured Date (Cooling)
2019

Thermostat: Operated the
Unit(s)
Yes

Thermostat: Location
1st Floor Hallway

Distribution System: Ductwork
Insulated

Distribution System: Condition
Aged, satisfactory visible
condition

Gas/LP Firelogs & Fireplaces:
Type of Fireplace
Gas

Chimneys, Flues: Viewed From
Roof

Chimneys, Flues: Chase/ Flue
Material
Vinyl, Metal

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).

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.

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.

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/I P 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

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)

Observations

9.3.1 Distribution System

DUCTWORK CRAWLSPACE: DUCT INSULATION DAMAGED/ MODERATE SWEATING

Deficiencies

- Several areas of duct insulation was damaged, exposing the duct beneath.
- Many sections of ductwork were sweating, resulting in standing water on top of the vapor barrier. While not uncommon to find sweating ductwork in crawlspaces on a hot day, this can potentially indicated areas of air leakage at the seams.

Recommend a qualified hvac contractor evaluate and repair or replace.

Recommendation

Contact a qualified HVAC professional.



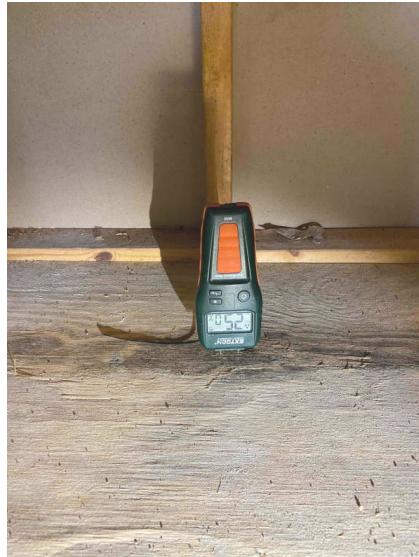
9.3.2 Distribution System

DUCTWORK ATTIC: SWEATING CAUSING MOISTURE DAMAGE**- Deficiencies**

Small run of ductwork in the attic space over the garage is sweating causing increased moisture which combined with air leakage is resulting in organic growth that is visible. (Confirmation of mold/fungal presence would require lab analysis) Recommend a qualified professional repair and remediate as needed.

Recommendation

Contact a qualified professional.



9.3.3 Distribution System

**SUPPLY DUCT: DAMAGE/ SIGNIFICANT HOLE
VENTING INTO CRAWLSPACE**

The supply duct leading to the left of the range has a significant hole in it and is venting into the crawlspace. Recommend a qualified hvac professional replace the damaged duct.

Recommendation

Contact a qualified HVAC professional.



Kitchen

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 |
| 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, CPVC | Water Heater: Manufactured Year 2017 | Water Heater: Power Source/Type Gas, Tank |
| Water Heater: Capacity 40 | Water Heater: Location Attic | 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: Expansion Tank Present

An expansion tank was present. Expansion tanks are used to protect the water heater and water pipes in the home. When water is heated in the water heater it expands, with an expansion tank in place, this 'expanded' hot water has somewhere to go, instead of putting pressure on the tank and water distribution pipes in the home. More info can be found here:

<https://plumbertalk.wordpress.com/2014/01/07/expansion-tank-that-thing-on-top-of-your-water-heater/>

Water Heater: Manufacturer

AO Smith

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

IRREGULAR FLAME

Water heater flame is yellow and irregular. Yellow flames can be caused by multiple variables, including but not limited to:

- Lack of combustion air
- Clogged main burner
- Flue blocked possibly

Because of this the unit was manually turned off. Recommend a licensed plumber evaluate and repair.

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.



Deficiencies



10.4.1 Fuel Shut Off



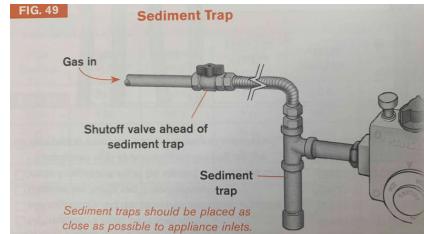
Deficiencies

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 | | | |
| 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 | | | |

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Service Entrance Conductors:
Electrical Service Conductors
 Below Ground, Copper

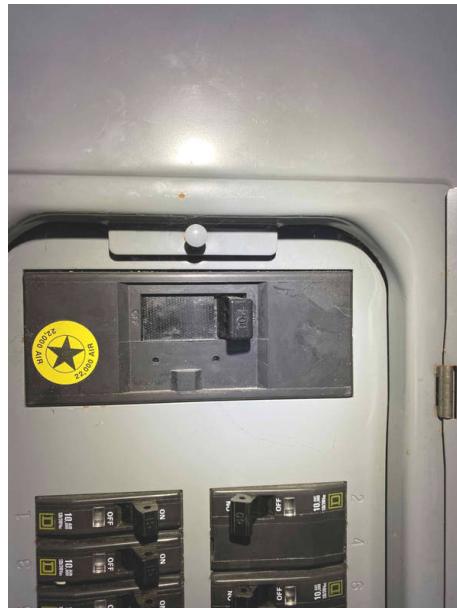
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer Square D

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

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

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

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

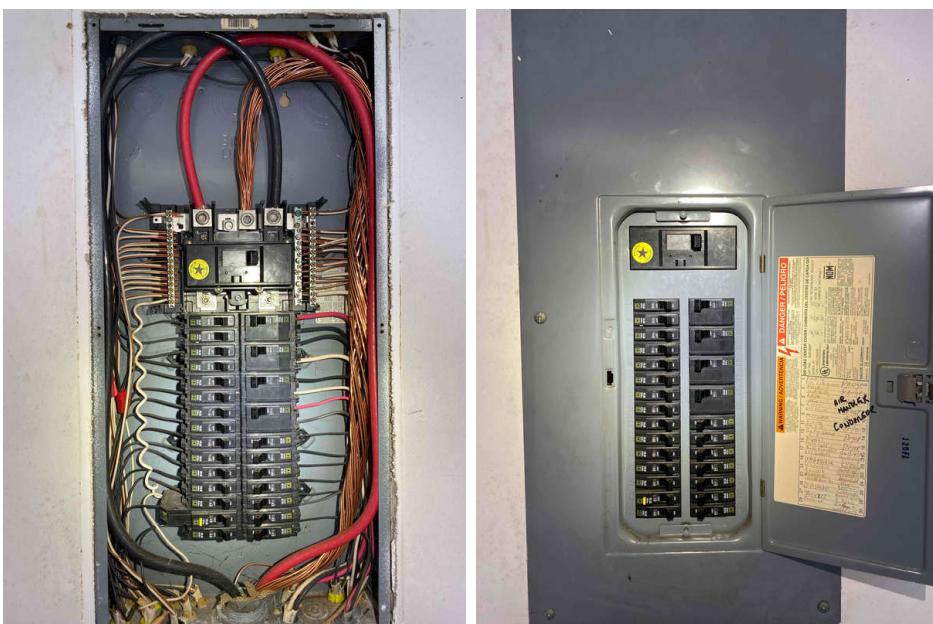
The meter and conduit appeared to be in satisfactory condition. No deficiencies observed at inspection time unless noted in this report.



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 / 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, 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

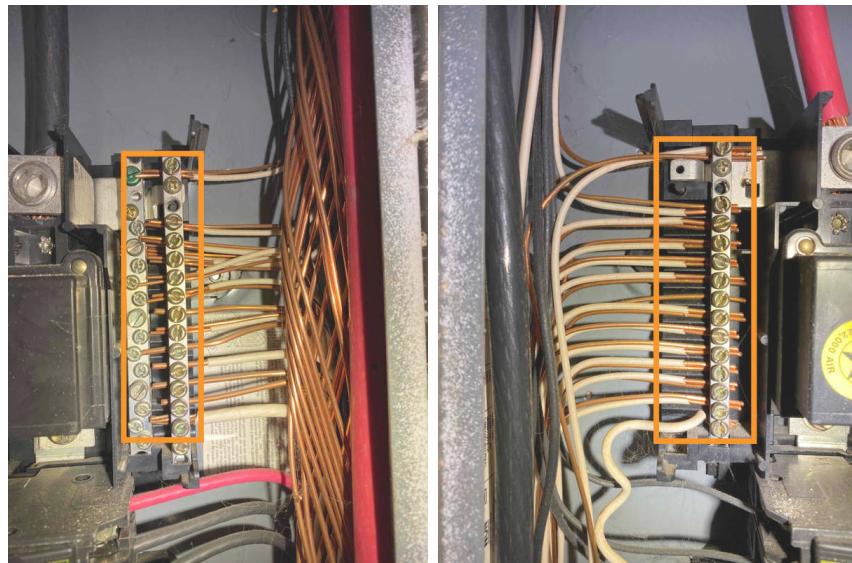
11.3.1 Branch Wiring Circuits, Breakers & Fuses

NEUTRALS AND GROUNDS SHARE SAME LUG ON BUS BAR

Neutrals and grounding conductors terminate under the same lug. An individual screw or lug should be provided for each neutral conductor. When the neutral is disconnected the objective is to still have the equipment ground connected. This can't be done when under the same lug. Also one conductor may be held in place better than the other and can loosen and possibly over heat. This wasn't added to the National Electric Code until 2002 however it is still recommended to have a licensed electrician repair.

Recommendation

Contact a qualified electrical contractor.

11.4.1 Receptacles &
Switches

Maintenance/ Monitor/ Minor Items

LIGHTS/SWITCHES: NOT FUNCTIONING

One or more lights and/or switches around the home not functioning (location noted in picture). Lightbulbs may just be burnt out or there may be an issue with the fixture. Prior to the end of the inspection period, recommend consulting with the sellers that the lights are functional and/or have a qualified electrician repair or replace.

Recommendation

Contact a qualified electrical contractor.



FROG left closet

11.4.2 Receptacles & Switches



Maintenance/ Monitor/ Minor Items

RECEPTACLE: PREVIOUS ARCING/SCORCHING

Receptacle on the back of the home has evidence of previous arcing or scorching that occurred. The receptacle is still operational with GFCI protection however.

Recommendation

Contact a qualified professional.



11.5.1 GFCI & AFCI



Deficiencies

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.

Although GFCIs were not required in this location at the time the home was built it is still recommended to have a licensed electrician upgrade by installing ground fault receptacles or breakers for locations specified: **GARAGE receptacles**.

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

Recommendation

Contact a qualified electrical contractor.



Master 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 | | | X |
| 12.4 | Ceiling, Walls & Firewalls | X | | | 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 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.



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 for damage, cracks, oil stain, trip hazards, etc. No deficiencies observed at inspection time unless noted in this report.



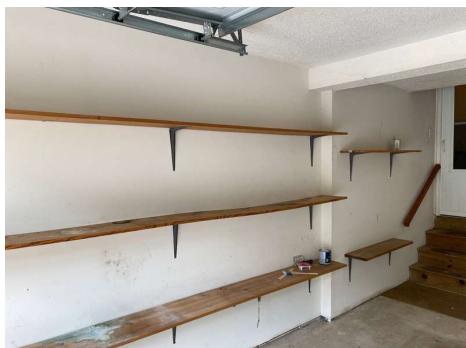
Ceiling, Walls & Firewalls: Ceiling, Walls, Firewalls Inspection Method

▲ 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

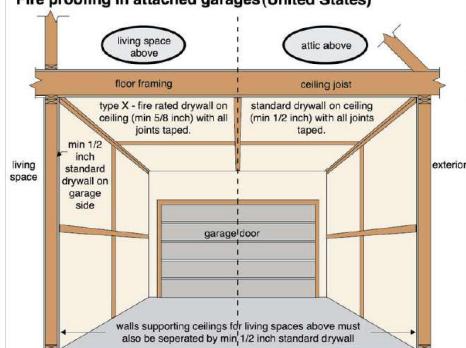
► THE FLOORING IN THE GARAGE IS REQUIRED TO BE COVERED WITH A PRO TYPE A DRYWALL IF LIVING AREAS ARE OVERHEAD AND THE HOME WAS constructed typically after 2006. Confirmation of the proper drywall is typically not possible in a "visual only home inspection", but the presence of drywall will be reported 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.



Fire proofing in attached garages (United States)



Limitations

Floor

VISIBILITY LIMITED

Ceiling, Walls & Firewalls

VISIBILITY LIMITED

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

Observations

12.3.1 Floor

SLAB: MINOR CRACK

Minor cracking visible on the garage floor. Likely due to shrinkage during the curing process, expansion/contraction of the concrete or initial settling. No significant displacement observed during time of inspection. Recommend monitoring for future movement.

Recommendation

Recommend monitoring.



Maintenance/ Monitor/ Minor Items



12.4.1 Ceiling, Walls & Firewalls

WALL: INCOMPLETE FIREWALL

Portion of the wall has been removed to allow for the storm door to open which has created a small break in the firewall. Can also allow for unwanted air infiltration (ie: gas fumes and vapors) into the home. Recommend correcting and re-establishing a complete firewall by a qualified professional.

Recommendation

Contact a qualified professional.



Deficiencies



12.4.2 Ceiling, Walls &
Firewalls



CEILING: GAP AROUND DUCT PENETRATION

Small gap around the duct penetration allowing for air leakage.
Recommend air sealing.

Recommendation

Contact a handyman or DIY project



13: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

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

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Foundation: Material

Concrete Block, Piers

Crawlspaces: Crawlspace Access
Location

Back Side of Home

Crawlspaces: Insulation Type

Batt, Fiberglass

Crawlspaces: Vapor Barrier
Present

Yes

Floor Structure: Material

Wood Joists

Floor Structure: Sub-floor

Plywood

Floor Structure:
Basement/Crawlspace Floor

Dirt

Foundation: 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

Floor Structure

LIMITATIONS

The ductwork, plumbing obstructions, , insulation and 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 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: HIGH MOISTURE/ ORGANIC GROWTH/ DAMAGE

Significant Deficiency/ Safety Hazard

Several areas in the crawlspace exhibited high moisture from outside moisture intrusion, air leakage, possible leaking resulting in possible organic growth (lab analysis required to confirm) and rot. Recommend a qualified contractor correct the moisture intrusion points/ cause of excess moisture, evaluate the extent of the damage to the joists and subfloor, repair as needed, and remediate any growth as needed.

Recommendation

Contact a qualified professional.



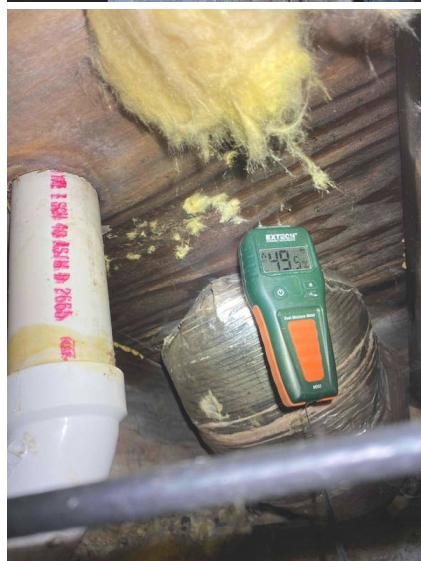
Rim Joist: Back of the house below the back door



Rim Joist: Back of the house below the back door



Right corner of chimney



Far right side of the crawl



Left corner of chimney



Far right side of the crawl