



PGR HOME INSPECTIONS

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<https://www.PGRHomeInspections.com>



RESIDENTIAL HOME INSPECTION REPORT

1234 Main St.
Charleston SC 29414

Buyer Name
02/04/2019 9:00AM



Inspector

Adam Richardson

RBI49221, AHIT Cert, BPI BA, InterNACHI

8437890653

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Agent

Agent Name

555-555-5555

agent@spectora.com

SUMMARY



MAINTENANCE/ MONITOR/
MINOR ITEMS



MODERATE DEFICIENCY



SIGNIFICANT DEFICIENCY/
SAFETY HAZARD

-  2.1.1 Exterior - Driveway, Sidewalk, Patio: Driveway, sidewalk, patio Cracking
-  2.1.2 Exterior - Driveway, Sidewalk, Patio: Support Loose at bottom
-  2.3.1 Exterior - Eaves, Soffits, Fascia: Fascia - Damaged
-  2.5.1 Exterior - Hose Bibs: Recommend Anti-Siphon Valve Be Installed
-  2.6.1 Exterior - Vegetation, Grading, Drainage: Tree Overhang
-  3.1.1 Roof - Roofing Material: Damaged shingle/ Previous Repair
-  3.3.1 Roof - Flashings: Drip edge Loose
-  3.4.1 Roof - Vents, Other Roof Protrusions: Possible water intrusion point
-  5.2.1 Doors, Windows & Interior - Windows: Failed Seal
-  5.4.1 Doors, Windows & Interior - Ceiling/ Walls: Moisture damage
-  5.4.2 Doors, Windows & Interior - Ceiling/ Walls: Drywall cracking
-  5.4.3 Doors, Windows & Interior - Ceiling/ Walls: Possible Asbestos Ceiling Tiles
-  5.4.4 Doors, Windows & Interior - Ceiling/ Walls: Possible Mold Growth
-  5.6.1 Doors, Windows & Interior - Ceiling Fans: Did not operate
-  6.4.1 Kitchen - Range/Oven/Cooktop: Missing Anti-Tip Bracket
-  7.3.1 Bathrooms - Exhaust Fans: Bathroom Vents Into Attic
-  9.2.1 Heating & Cooling - Cooling Equipment: Exceeded Life Expectancy
-  9.2.2 Heating & Cooling - Cooling Equipment: Contains HCFC-22 or R-22 refrigerant
-  9.2.3 Heating & Cooling - Cooling Equipment: Insulation Deteriorating/ missing
-  9.2.4 Heating & Cooling - Cooling Equipment: Fins damaged
-  9.2.5 Heating & Cooling - Cooling Equipment: Low Temperature Differential
-  9.4.1 Heating & Cooling - Distribution System: Ducts insulation Deteriorated
-  9.4.2 Heating & Cooling - Distribution System: Reseal Duct
-  9.6.1 Heating & Cooling - Chimneys, Flues: Chimney Flue Cracked
-  9.6.2 Heating & Cooling - Chimneys, Flues: Chimney Cap Cracked
-  10.3.1 Plumbing - Water Heater: Recommend Reducing Temp Setting
-  10.3.2 Plumbing - Water Heater: Backdrafting present
-  10.3.3 Plumbing - Water Heater: Seismic Straps missing

- ⊖ 10.3.4 Plumbing - Water Heater: Improper TPRV Discharge Pipe Setup
- ⊖ 10.4.1 Plumbing - Fuel Shut Off : No Sediment Trap
- ⚠ 11.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Bushings
- ⚠
- 11.2.2 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Federal Pacific Panel
- ⊖ 11.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Double Lugged Neutrals
- ⊖ 11.3.2 Electrical - Branch Wiring Circuits, Breakers & Fuses: Cloth Wiring Found
- ⚠ 11.3.3 Electrical - Branch Wiring Circuits, Breakers & Fuses: Double Tapping/ Double/Triple Lugging
- ⊖ 11.3.4 Electrical - Branch Wiring Circuits, Breakers & Fuses: Improperly sized breaker
- ⊖ 11.3.5 Electrical - Branch Wiring Circuits, Breakers & Fuses: Too many Grounds under same screw
- ⚠ 11.4.1 Electrical - Receptacles & Switches : Open Ground
- ⊖ 11.5.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 12.2.1 Basement, Foundation, Crawlspace & Structure - Crawlspace: Efflorescence/ Moisture intrusion
- ⚠ 12.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Moisture Intrusion/ Wood rot

1: INSPECTION DETAILS

Information

In Attendance

Client's Agent, Home Owner

Occupancy

Furnished, Occupied, Utilities On

Type of Building

Single Family

Temperature (approximate)

68 Fahrenheit (F)

Weather Conditions

Clear, Dry, Sunny

Overview

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

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

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

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

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

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

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

CAUSES OF DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection. The causes of damage/defects and repair methods should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

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

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

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

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

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

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

Comment Key - This report divides deficiencies into three categories:

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

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

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

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's 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 it's 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, Sidewalk, Patio	X			X
2.2	Siding, Flashing, Trim	X			
2.3	Eaves, Soffits, Fascia	X			X
2.4	Exterior Doors	X			
2.5	Hose Bibs	X			X
2.6	Vegetation, Grading, Drainage	X			X

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

Information

Driveway, Sidewalk, Patio:
Driveway/ Walkway/ Patio
Material
 Asphalt

Siding, Flashing, Trim : Siding/
Flashing/ Trim Material
 Brick, Aluminum, Wood, Wood
 paneling

Eaves, Soffits, Fascia:
Eaves/Soffits/ Fascia Material
 Wood

Hose Bibs: Operable
 Yes

Driveway, Sidewalk, 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.



Siding, Flashing, Trim : Siding, Flashing, Trim Inspection Method

These components were inspected looking for damage, potential water entry points, missing pieces, wood rot, etc. No deficiencies observed at inspection time unless noted in this report.



Eaves, Soffits, Fascia: Eaves, Soffit, Fascia Inspection Method

The eaves, soffit and fascia was inspected at visible portions looking for any water damage or other significant defects. 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.

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

Siding, Flashing, Trim

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, Sidewalk, Patio

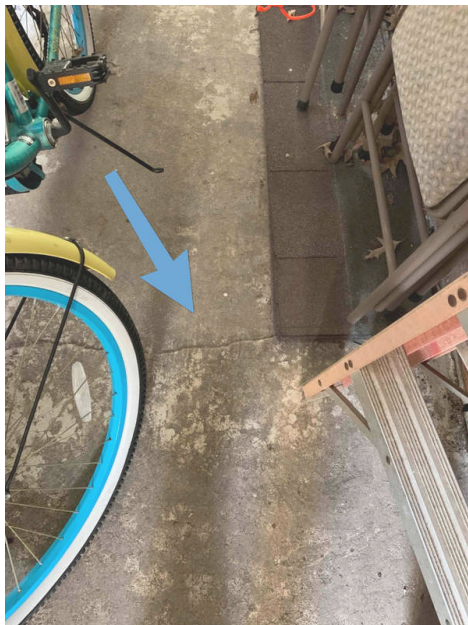
 Maintenance/ Monitor/ Minor Items

DRIVEWAY, SIDEWALK, PATIO CRACKING

One or more cracks observed, which may indicate movement in the soil (settlement) or expansion/ contraction of the material. Recommend monitoring and/or have concrete contractor patch and seal.

Recommendation

Contact a qualified concrete contractor.



2.1.2 Driveway, Sidewalk, Patio

 Maintenance/ Monitor/ Minor Items

SUPPORT LOOSE AT BOTTOM

Front porch decorative support post is loose at the bottom and unattached from its bracket. Recommend a qualified professional reattached properly.

Recommendation

Contact a qualified professional.



2.3.1 Eaves, Soffits, Fascia

 Maintenance/ Monitor/ Minor Items

FASCIA - DAMAGED

Minor fascia damage observed. No signs of wood rot currently however the damaged end is exposed to potential water intrusion. Recommend qualified professional repair or replace.

Recommendation

Contact a qualified professional.



Right side of home

2.5.1 Hose Bibs

 Maintenance/ Monitor/ Minor Items

RECOMMEND ANTI-SIPHON VALVE BE INSTALLED

Anti-siphon valves allow water to only flow in one direction. For irrigation purposes, it prevents water from the system from being siphoned back into the water supply line. Essentially, it stops unsafe water from entering a clean water supply such as the water that comes from your faucets or shower heads. Recommend installing an anti-siphon valve.

Recommendation

Contact a handyman or DIY project



2.6.1 Vegetation, Grading, Drainage

 Maintenance/ Monitor/ Minor Items

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



3: ROOF

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

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

Information

Roofing Material: Material
Asphalt, Architectural

Roofing Material: Viewed From
Roof

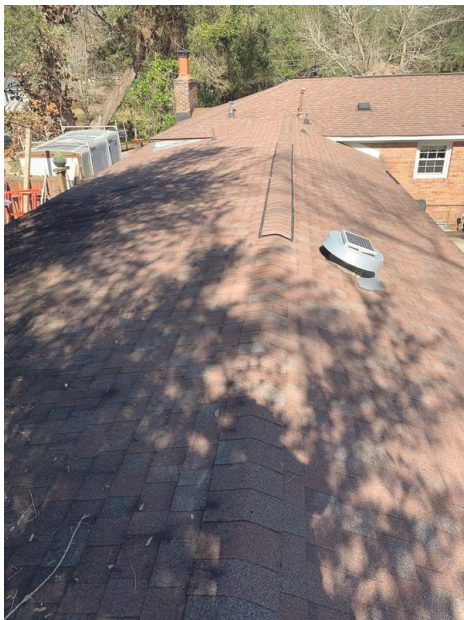
Roofing Material: Roof Type/Style
Hip

Roofing Material: Number of Layers
1

Roofing Material: Age of materials (If known) (Years)
10-15

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 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

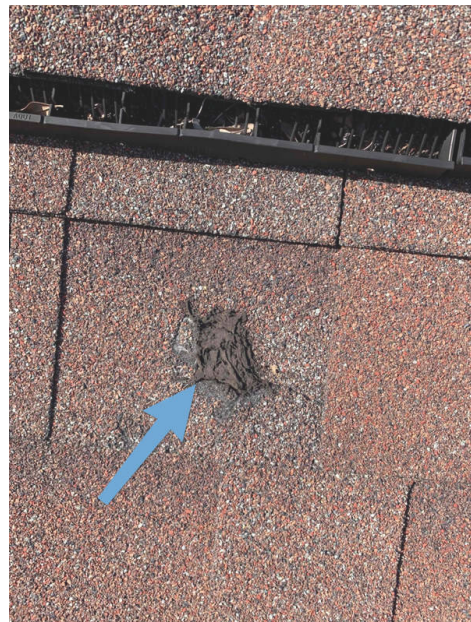
DAMAGED SHINGLE/ PREVIOUS REPAIR



Maintenance/ Monitor/ Minor Items

Damaged shingle was previous repaired with sealant. Recommend monitoring for potential future issues as the sealant deteriorated from UV exposure.

Recommendation
Recommend monitoring.



Back side of roof

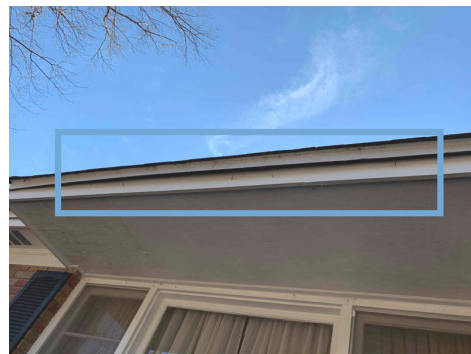
3.3.1 Flashings

 Maintenance/ Monitor/ Minor Items

DRIP EDGE LOOSE

Drip edge on the front of the house is significantly bent up. Recommend resealing properly to help prevent possible unwanted pest from entering or loosing the drip edge to high winds.

Recommendation
Contact a qualified professional.



Front side of home

3.4.1 Vents, Other Roof Protrusions

 Maintenance/ Monitor/ Minor Items

POSSIBLE WATER INTRUSION POINT

Possible water intrusion point where nail heads are exposed. Recommend sealing properly to prevent possible water intrusion and evaluate the other visible sealant and repair as needed.

Recommendation
Contact a qualified professional.



4: ATTIC, INSULATION & VENTILATION

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

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

Information

Insulation: Insulation Type
Fiberglass, Blown

Insulation: Approximate Average Insulation Depth (Range in Inches)
10-15

Ventilation: Ventilation Type
Attic Fan, Soffit Vents, Ridge Vents

Roof Structure & Attic: Roof Structure Inspection Method

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



Insulation: Insulation Inspection Method

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

Ventilation: Ventilation Inspection Method

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

Plumbing Stack Vents: Plumbing Stack Vents Inspection Method

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

Limitations

Roof Structure & Attic

ATTIC INSPECTION LIMITED TO ACCESSIBILITY

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

Roof Structure & Attic

RADIANT BARRIER PRESENT

Radiant barrier present on the underside of the roof decking making the visibility of the roof decking not possible. Did not see any other evidence of water intrusion during time of inspection.

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			X
5.7	Doorbell	X			

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

Information

Windows: Window Type/ Material

Single-hung, Vinyl, Wood

Floors: Floor Coverings

Hardwood, Linoleum, Tile

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

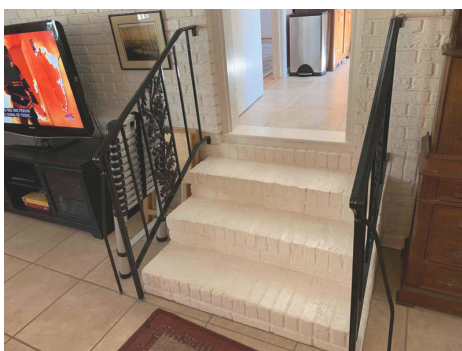
Visible portions of the floors throughout the home were inspected looking for significant floor deficiencies, tripping hazards, squeaks, and damage. No deficiencies observed at inspection time unless noted in this report.

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.

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

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.

Observations

5.2.1 Windows



Moderate Deficiency

FAILED SEAL

Observed evidence of condensation between the window panes, which indicates a failed seal. Recommend qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.



First bed on right front of house

5.4.1 Ceiling/ Walls



Maintenance/ Monitor/ Minor Items

MOISTURE DAMAGE

Visible moisture stains in one or more locations. No signs of active during time of inspection due to dry weather conditions and moisture readings were within normal range so these are likely old issues and/or as a result from sweating/ air leakage around the duct penetrations. Recommend monitoring and repairing or replacing stained materials as needed.

Recommendation

Contact a qualified professional.



Back storage room



Back storage room



First bed on right front of house

5.4.2 Ceiling/ Walls

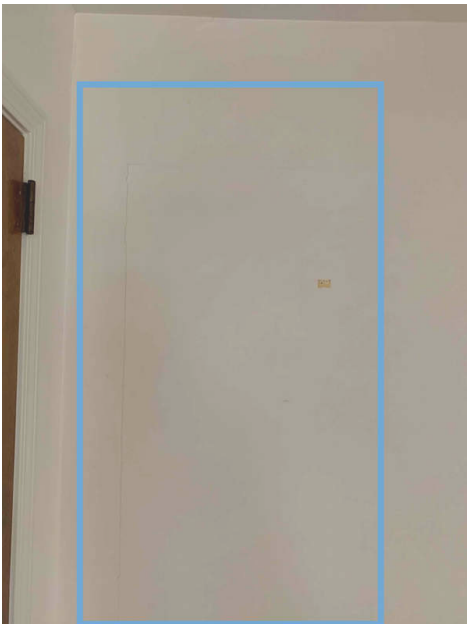
DRYWALL CRACKING

 Maintenance/ Monitor/ Minor Items

Most likely due to expansion/ contraction of the material or initial settling of the home. No signs of active movement during time of inspection. Monitor for future movement and repair as needed.

Recommendation

Contact a qualified drywall contractor.



Where old front door used to be



Living Room



Front hallway by attic access

5.4.3 Ceiling/ Walls

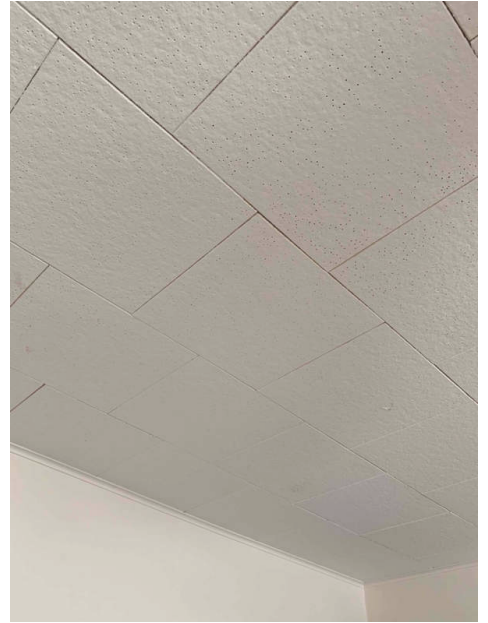
POSSIBLE ASBESTOS CEILING TILES

 Moderate Deficiency

The original portion of the home has ceiling tiles throughout that may possibly contain asbestos materials because it was common practice at the time the home was built. Asbestos really only becomes a concern if the material is disturbed and the particles become airborne or breathable. Recommend sending a sample to the lab for testing to confirm.

Recommendation

Contact a qualified professional.



5.4.4 Ceiling/ Walls

 Moderate Deficiency

POSSIBLE MOLD GROWTH

Observed possible mold growth inside the small access panel behind the shower in the mother-in-law bathroom. Likely a result from moisture intrusion over the years and lack of ventilation. Recommend testing and sending samples to the lab to confirm and have a mold remediation professional properly remove.

Recommendation

Contact a qualified mold inspection professional.



Access panel behind shower wall in MIL Bathroom

5.6.1 Ceiling Fans

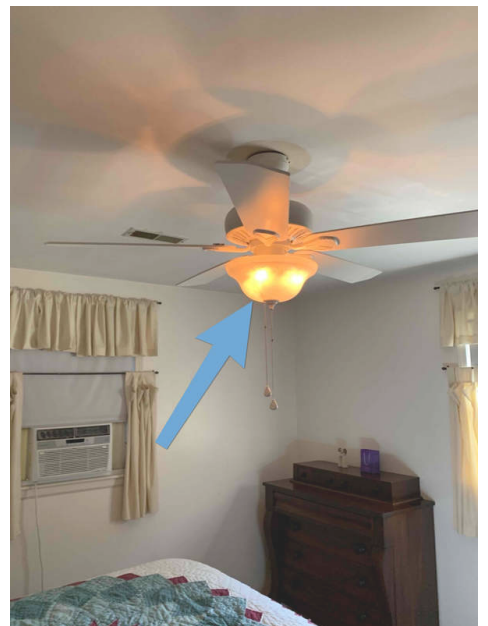
 Maintenance/ Monitor/ Minor Items

DID NOT OPERATE

Fan did not operate during time of inspection. Recommend repair or replace by a qualified professional.

Recommendation

Contact a qualified professional.



Back right bedroom front portion of home

6: KITCHEN

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

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

Information

Dishwasher: Brand
Maytag

Refrigerator: Brand
Whirlpool

Range/Oven/Cooktop:
Range/Oven Brand
Maytag

Range/Oven/Cooktop:
Range/Oven Energy Source
Gas

Range/Oven/Cooktop: Exhaust Type
Vented

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.



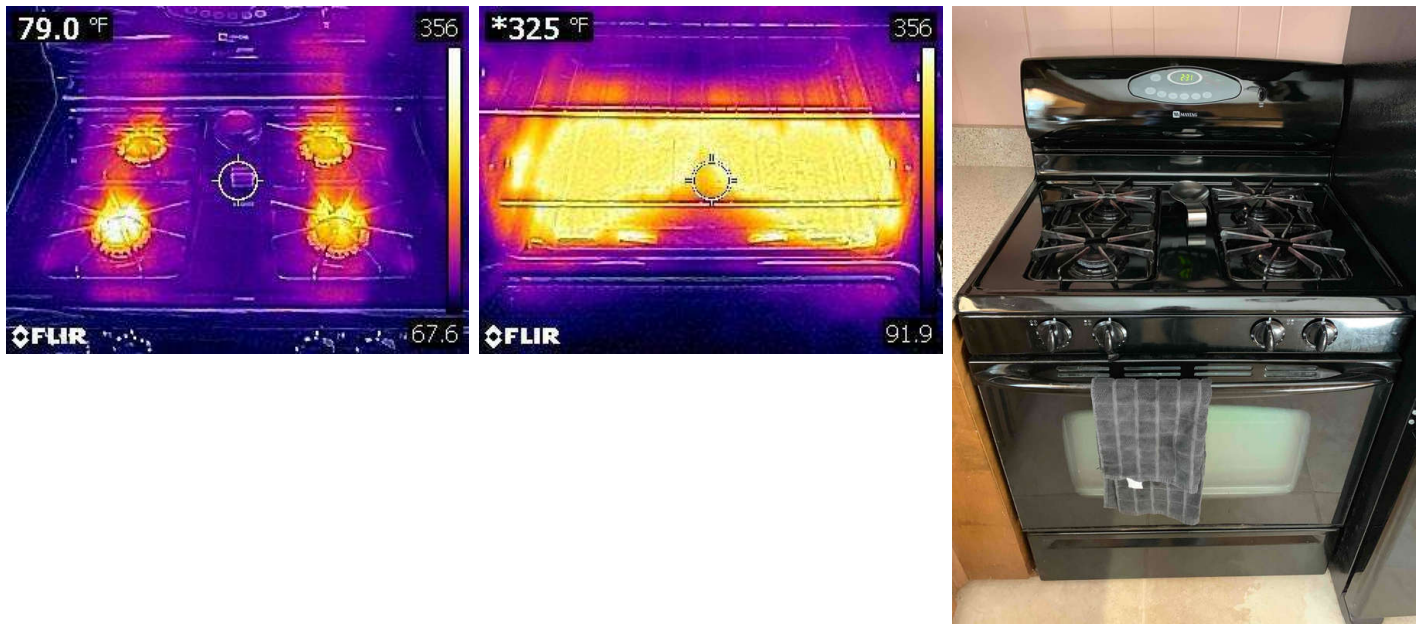
Refrigerator: Refrigerator Inspection Method

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.



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.

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.



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 operating accordingly. Other microwave functions are not tested. No deficiencies observed at inspection time unless noted in this report.

Limitations

Observations

6.4.1 Range/Oven/Cooktop
MISSING ANTI-TIP BRACKET

 Significant Deficiency/ Safety Hazard

Recommend installing an anti-tip 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			
7.3	Exhaust Fans	X			X
7.4	Whirlpool Tub			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: 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.



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.



Exhaust Fans: Exhaust Fans Inspection Method

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

Whirlpool Tub: Whirlpool Tub Inspection Method

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

Limitations

Sinks, Tubs/showers, Toilets, Plumbing

TUB AND SINK OVERFLOW LIMITATIONS

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

Observations

7.3.1 Exhaust Fans

 Moderate Deficiency

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.



Guest Bathroom Front part of home

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, 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.

9: HEATING & COOLING

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

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

Information

<p>Mode HVAC System Tested In Both Heating and Cooling Mode</p>	<p>Air Supply Temp (F Avg.) Heating Mode - Trane 92.0</p>	<p>Return Air Temp(F Avg.) Heating Mode - Trane 75.4</p>
<p>Air Supply Temp (F Avg.) Cooling Mode - Trane 58</p>	<p>Return Air Temp (F Avg.) Cooling Mode - Trane 67.5</p>	<p>Air Supply Temp (F Avg.) Heating Mode - HEIL 81.5</p>
<p>Return Air Temp(F Avg.) Heating Mode - HEIL 70.3</p>	<p>Air Supply Temp (F Avg.) Cooling Mode - HEIL 64.05</p>	<p>Return Air Temp (F Avg.) Cooling Mode - HEIL 64.9</p>
<p>Thermostat: Operated the Unit(s) Yes</p>	<p>Thermostat: Location Living Room, Hallway</p>	<p>Cooling Equipment: Energy Source/Type Electric, Heat Pump</p>
<p>Cooling Equipment: Manufactured Date Heil Unit 1996</p>	<p>Cooling Equipment: Manufactured Date Trane Unit 2012</p>	<p>Cooling Equipment: In-Sight Disconnect Present Yes</p>
<p>Cooling Equipment: Maximum Breaker Size 25 Amp, 35 Amp</p>	<p>Heating Equipment: Energy Source/Type Electric, Heat Pump</p>	<p>Heating Equipment: Manufactured Date Heil Unit 1996</p>
<p>Heating Equipment: Manufactured Date Trane Unit 2012</p>	<p>Heating Equipment: In-Sight Disconnect Present Yes</p>	<p>Distribution System: Ductwork Insulated</p>
<p>Gas/LP Firelogs & Fireplaces: Type of Fireplace Wood Burning</p>	<p>Chimneys, Flues: Viewed From Roof</p>	<p>Chimneys, Flues: Chase/ Flue Material Brick, Tile</p>

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. A visual observation on the condition of the equipment, and the removal of any access panels made for removal by a homeowner. If a more thorough inspection is desired, an HVAC contractor should be consulted.

Air Supply and Return Information

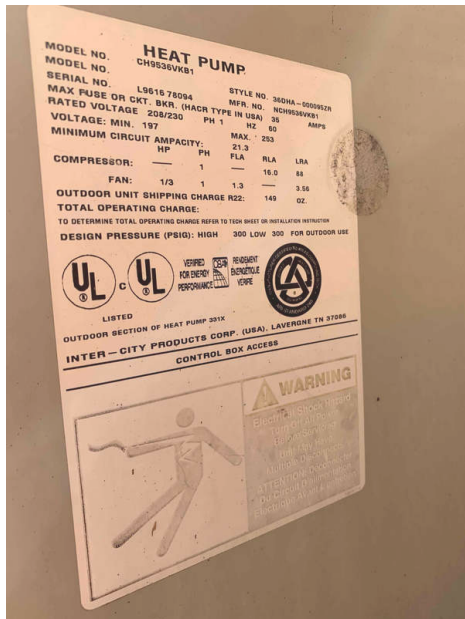
The typical temperature differential between return and supply air is 10 - 20 degrees in cooling mode, and 16 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of 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.

Thermostat: Thermostat Inspection Method

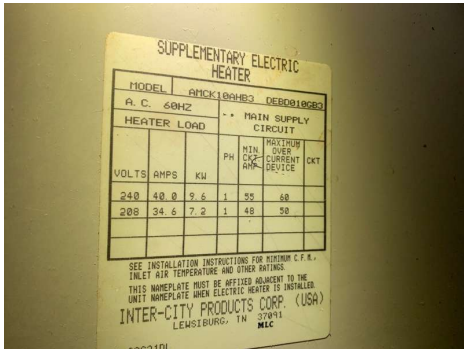
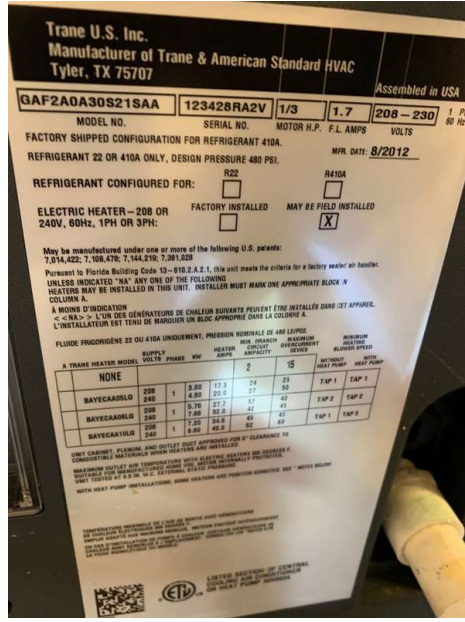
The thermostats were operated and they initiated the HVAC systems at the time of inspection. No deficiencies observed at inspection time unless noted in this report.

Cooling Equipment: Brand

Trane, HEIL



Heating Equipment: Brand
Trane, HEIL



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 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.

Heating, Cooling Source In Each Room: Presence of Heat Source In Each Room

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

Limitations

Distribution System

NOT ALL DUCTS/ CONNECTION POINTS VISIBLE

Ducts located within the ceilings, walls, under insulation or inaccessible portions of the attic were not visible due to the non-invasive nature of the inspection.

Gas/LP Firelogs & Fireplaces

IN USE AT TIME OF INSPECTION

The fireplace was being used at the time of inspection, therefore access to view the interior of the flue was not safely possible.

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

9.2.1 Cooling Equipment

EXCEEDED LIFE EXPECTANCY

 Significant Deficiency/ Safety Hazard

The Heil HVAC system was manufactured in 1996 making it 23 years old, far exceeding the typical life expectancy for the system. Based on the overall condition of the unit and poor performance it is likely the unit is ready for replacement. Recommend a licensed HVAC contractor evaluate for replacement.

Recommendation

Contact a qualified HVAC professional.

9.2.2 Cooling Equipment

CONTAINS HCFC-22 OR R-22 REFRIGERANT

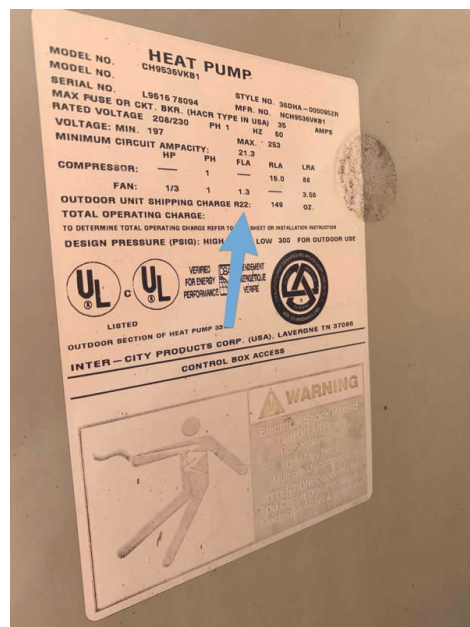


Maintenance/ Monitor/ Minor Items

The AC unit contains HCFC-22 (commonly referred to R-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 HCFC-22 (R-22) until inventory is depleted, but it may be expensive and/or difficult to obtain.

Recommendation

Contact a qualified HVAC professional.



9.2.3 Cooling Equipment

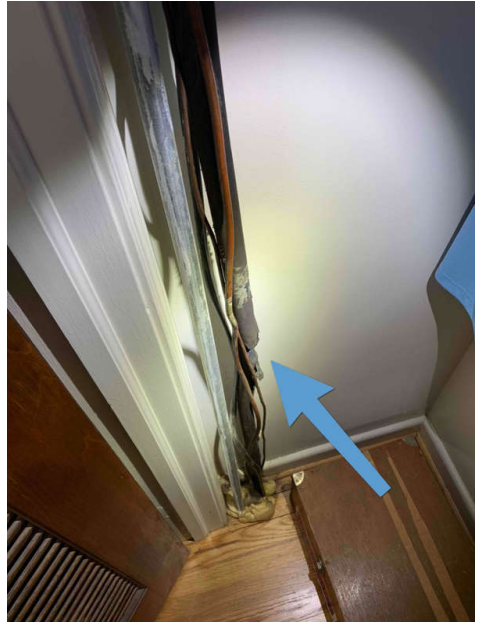
INSULATION DETERIORATING/ MISSING

 Maintenance/ Monitor/ Minor Items

Deteriorating/ missing insulation on refrigerant line can cause energy loss and condensation. Recommend replacing.

Recommendation

Contact a qualified HVAC professional.



9.2.4 Cooling Equipment

FINS DAMAGED

 Significant Deficiency/ Safety Hazard

Bent/ Damaged fins can lead to reduced air flow hindering the efficiency of the unit. Recommend evaluation from a licensed HVAC contractor for replacement.

Recommendation

Contact a qualified HVAC professional.



9.2.5 Cooling Equipment

LOW TEMPERATURE DIFFERENTIAL

 Moderate Deficiency

Lower than desired temperature differentials in both units. Recommend a licensed HVAC contractor service the units and repair as needed.

Recommendation

Contact a qualified HVAC professional.

9.4.1 Distribution System

 Moderate Deficiency

DUCTS INSULATION DETERIORATED

Deteriorated duct insulation was observed in one or more areas which could lead to duct leakage and reduced efficiency. Recommend licensed HVAC contractor repair or replace.

Recommendation

Contact a qualified HVAC professional.



9.4.2 Distribution System

 Maintenance/ Monitor/ Minor Items

RESEAL DUCT

Tape and mastic coming undone resulting in possible air leakage. Recommend a licensed HVAC contractor evaluate and reseal.

Recommendation

Contact a qualified HVAC professional.



HEIL unit front right corner

9.6.1 Chimneys, Flues

 Moderate Deficiency

CHIMNEY FLUE CRACKED

The chimney flue had one or more cracks, which can lead to further damage to the chimney structure. Recommend a qualified contractor repair.

Recommendation

Contact a qualified roofing professional.



9.6.2 Chimneys, Flues

 Maintenance/ Monitor/ Minor Items

CHIMNEY CAP CRACKED

Chimney cap was cracked in multiple locations. This could allow water to seep through and leak down between the chase and flue causing interior damage. Recommend a licensed chimney contractor evaluate and repair or replace as needed.

Recommendation

Contact a qualified chimney contractor.



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
10.5	Sump Pump			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

Iron, PVC



Water Supply, Distribution Systems & Fixtures:

Distribution/Supply Material

Copper, Pex

Water Heater: Manufactured

Year

2012

Water Heater: Power

Source/Type

Gas

Water Heater: Capacity

40

Water Heater: Location

Laundry

Fuel Shut Off : Main Gas Shut-off Location

Gas Meter, Water heater



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

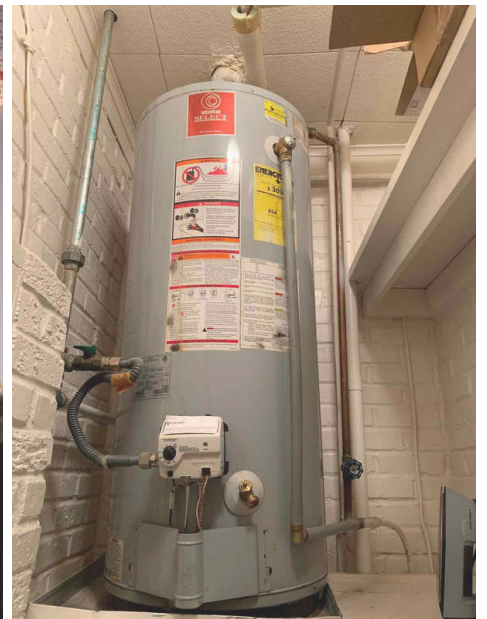
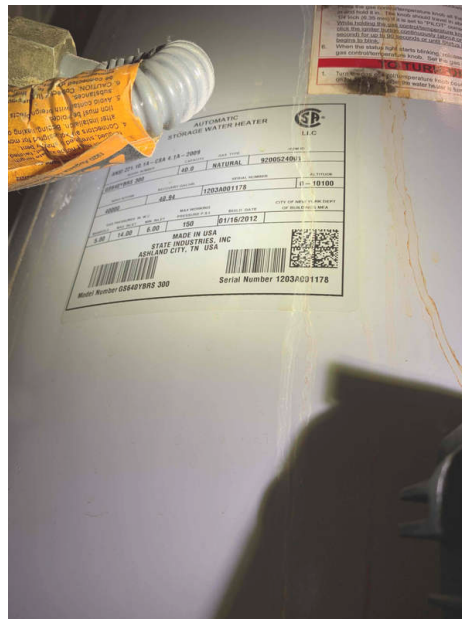
Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other deficiencies. No deficiencies observed at inspection time unless noted in this report.

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 of 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

State select

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

Observations

10.3.1 Water Heater



RECOMMEND REDUCING TEMP SETTING

Registered 134 degree water temperature coming from the kitchen sink. It is recommended the water heater temperature be set to 120 degrees F to reduce the risk of scalding.

Recommendation

Contact a handyman or DIY project



10.3.2 Water Heater

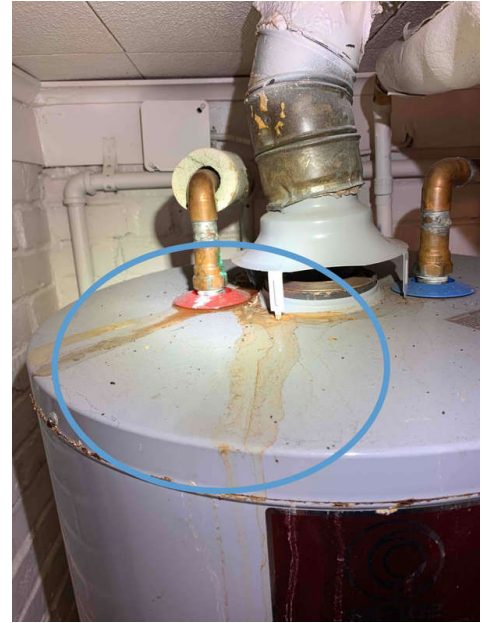


BACKDRAFTING PRESENT

Backdrafting is when exhaust gases spill out into the room and around the water heater rather than safely leaving the house or outdoor structure. Recommend a qualified plumber evaluate the flue and repair as needed to ensure proper drafting takes place.

Recommendation

Contact a qualified plumbing contractor.



10.3.3 Water Heater

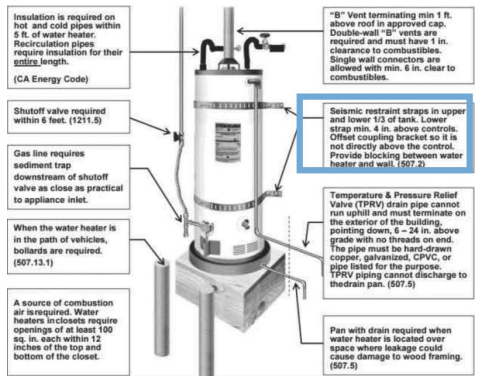
SEISMIC STRAPS MISSING

 Maintenance/ Monitor/ Minor Items

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

Recommendation

Contact a qualified professional.



10.3.4 Water Heater

IMPROPER TPRV DISCHARGE PIPE SETUP

 Moderate Deficiency

The Temperature Pressure Relief Valve (TPRV) connects directly to a drain line which is not proper. There is also a reduction in the diameter of the discharge line. The discharge pipe should remain the same diameter throughout. It should also discharge to the pan, then the pan terminate to the exterior or the discharge line should terminate to the exterior in a readily observable location in a manner that does not cause personal injury or structural damage. Recommend a licensed plumbing contractor evaluate and make the necessary repairs.

Recommendation

Contact a qualified plumbing contractor.



10.4.1 Fuel Shut Off

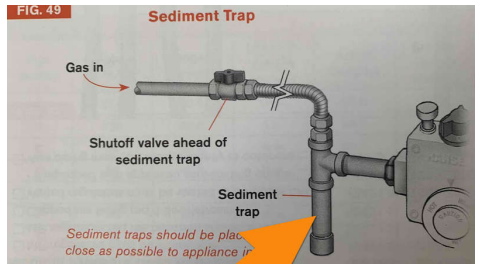
NO SEDIMENT TRAP

 Moderate Deficiency

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

Recommendation

Contact a qualified plumbing contractor.



11: ELECTRICAL

		IN	NI	NP	O
11.1	Service Entrance Conductors	X			
11.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
11.3	Branch Wiring Circuits, Breakers & Fuses	X			X
11.4	Receptacles & Switches	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

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

Federal Pacific, Murray

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

200 AMP, 2 x 100amp

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

Bathroom, Storage

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

Outside By The Meter, Panel

Branch Wiring Circuits, Breakers & Fuses: Branch Wire Circuits

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Cloth wiring, 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.

Service Entrance Conductors: Electrical Service Conductors

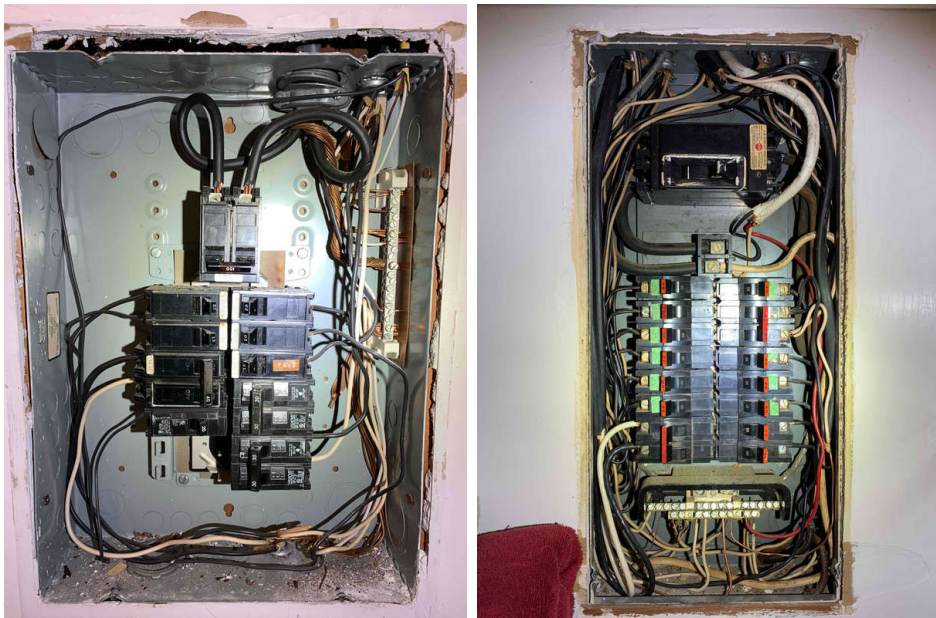
Overhead, Aluminum



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

 Significant Deficiency/ Safety Hazard

MISSING BUSHINGS

Wire bushings help protect the wire at the point where it enters the panel box. The edges around this area over time can cut into the wiring potentially causing a short or arc creating a potential fire hazard. Recommend a licensed electrician install.



Recommendation

Contact a qualified electrical contractor.

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

 Significant Deficiency/ Safety Hazard

FEDERAL PACIFIC PANEL

Federal Pacific service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock. Recommend a licensed electrician thoroughly and fully inspect the panel and providing further evaluation on possible panel replacement.

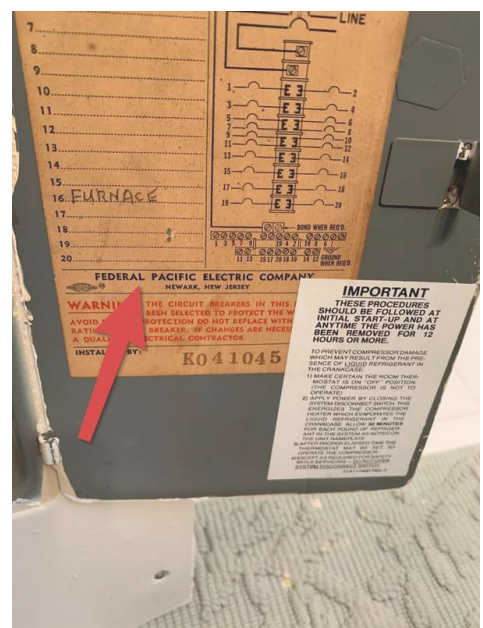
Below are a couple websites that further discuss the issues with Federal Pacific panels.

[Link 1](#)

[Link 2](#)

Recommendation

Contact a qualified electrical contractor.



Servicing the original home

11.3.1 Branch Wiring Circuits, Breakers & Fuses

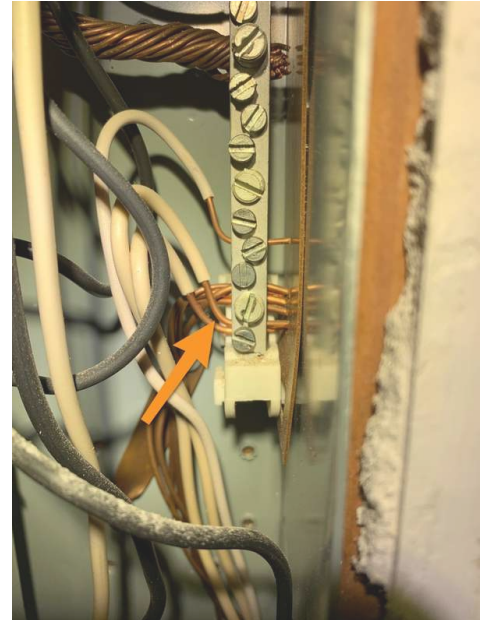
 Moderate Deficiency

DOUBLE LUGGED NEUTRALS

Should not have more than one neutral under the same screw on the bus bar. This creates an issue if one of the circuits needs to be isolated. Neutral conductors can be current-carrying and can become loose over time producing heat and a potential fire hazard. Recommend qualified electrician evaluate and repair.

Recommendation

Contact a qualified electrical contractor.



Panel Servicing Mother-In-Law suite

11.3.2 Branch Wiring Circuits, Breakers & Fuses

 Moderate Deficiency

CLOTH WIRING FOUND

Cloth wiring was found throughout the home feeding branch circuits. Cloth wiring was commonly used in homes of this age. Cloth wiring can become brittle overtime and crack exposing the bare wire beneath. Many times cloth wiring only contains two conductors resulting in an ungrounded circuit. Recommend a licensed electrician evaluate the condition of the cloth wiring.

Recommendation

Contact a qualified electrical contractor.

11.3.3 Branch Wiring Circuits, Breakers & Fuses

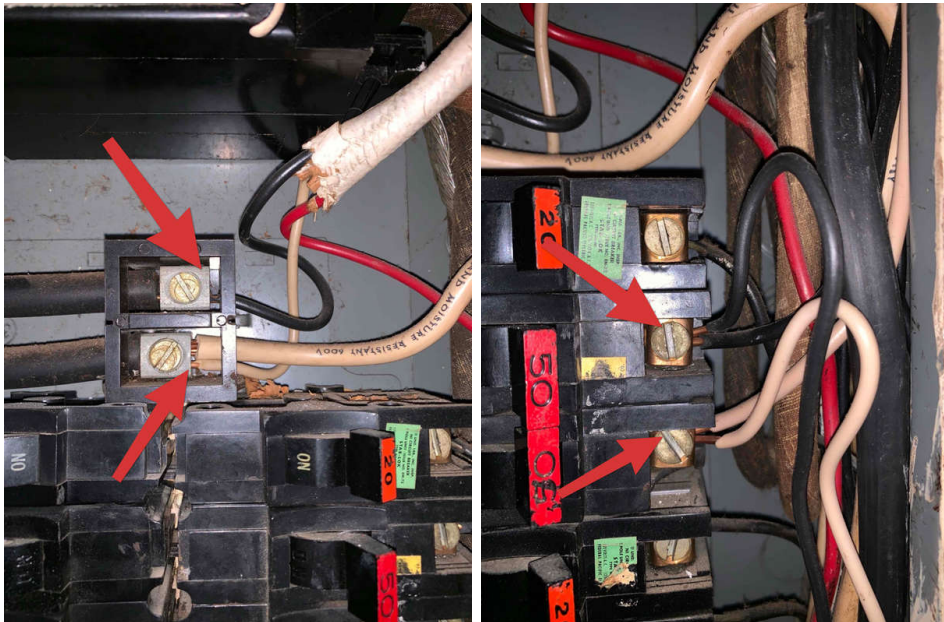
 Significant Deficiency/ Safety Hazard

DOUBLE TAPPING/ DOUBLE/TRIPLE LUGGING

The circuit breaker and/or lug isn't designed to hold this many conductors. The conductors could come loose at some point in the future, even if they feel very tight today. Loose conductors can lead to overheating, arcing, and possibly a fire. Recommend a qualified electrician repair or replace.

Recommendation

Contact a qualified electrical contractor.



11.3.4 Branch Wiring Circuits, Breakers & Fuses

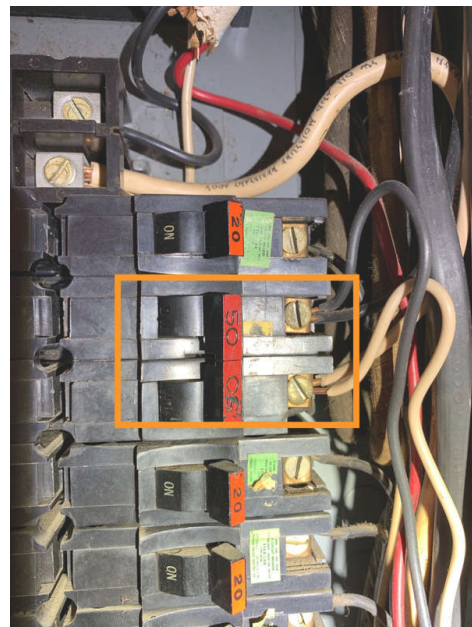
 Moderate Deficiency

IMPROPERLY SIZED BREAKER

Per the manufacturer data plate the AC UNIT is allowed to have a maximum 35 amp breaker installed as over current protection. There is a 50 amp breaker currently installed. This breaker may have been properly size with the old AC unit. Recommend a licensed electrician replace.

Recommendation

Contact a qualified electrical contractor.



11.3.5 Branch Wiring Circuits, Breakers & Fuses

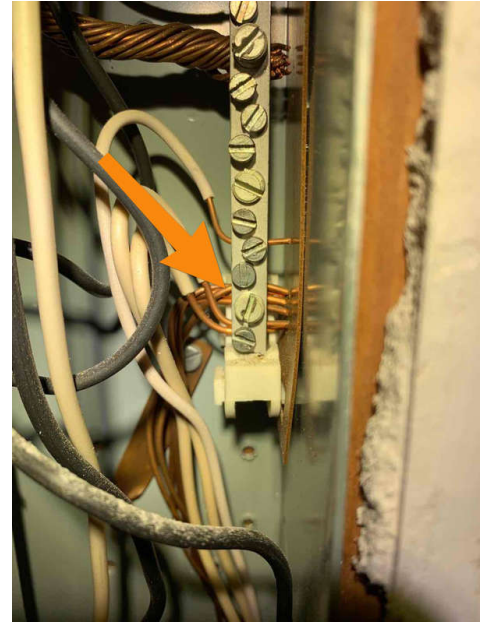
 Moderate Deficiency

TOO MANY GROUNDS UNDER SAME SCREW

Typically a maximum of 2-3 grounds are allowed to be under the same screw on the grounding bus bar depending on wire size. Data label does not specify the maximum number allowed under one screw. Recommend a licensed electrician evaluate and repair as needed.

Recommendation

Contact a qualified electrical contractor.



Back panel

11.4.1 Receptacles & Switches

OPEN GROUND

 Significant Deficiency/ Safety Hazard

Appears that the original portion of the home and a couple other receptacles do not have grounded receptacles. Original cloth wiring installed during this time period typically only had a hot and neutral conductor. With the upgraded 3 prong receptacles this is deceiving making the occupant believe that a ground is present and protecting the circuit when there is not. Recommend a licensed electrician evaluate and repair to help prevent possible shock, injury or damage to equipment.

Here are a couple articles on ways to correct this issue without having to rewire the whole house.

<https://www.thisoldhouse.com/ideas/replacing-two-prong-receptacles>

<https://www.hunker.com/13414348/how-to-ground-an-electrical-outlet-with-no-grounding-wire>

Recommendation

Contact a qualified electrical contractor.



Back patio left of right door



Fron left bedroom under window to side of home



Front left bedroom next to door



MIL Bathroom

11.5.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

Moderate Deficiency

No GFCI protection present in all locations where the receptacle could come in contact with water or other liquid. Potential safety hazard.

Recommend licensed electrician upgrade by installing ground fault receptacles or breakers for locations specified: **OUTSIDE, BATHROOM, KITCHEN receptacles.**

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

Recommendation

Contact a qualified electrical contractor.



Back patio left of right door

12: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
12.1	Foundation	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
Brick, Concrete Block

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
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

12.2.1 Crawlspace

EFFLORESCENCE/ MOISTURE INTRUSION

 Moderate Deficiency

Efflorescence noted on the crawlspace surface in one or more locations. This a white, powdery deposit that is consistent with long term moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. No other signs of inadequate drainage or grading issues present on the day of inspection. Recommend a qualified foundation contractor evaluate and provide a solution to reduce the moisture entering the crawlspace.

Recommendation

Contact a qualified professional.



12.3.1 Floor Structure

MOISTURE INTRUSION/ WOOD ROT

 Significant Deficiency/ Safety Hazard

Observed one or more areas where there were signs of moisture intrusion and rotting on the subfloor and neighboring joists. Did not see any signs of active leaking at time of inspection. Moisture readings were moderately high, around 15-17%. Recommend a qualified contractor evaluate further and identifying the moisture intrusion point, repairing and replace the damaged/ rotted subfloor and joist.

Recommendation

Contact a qualified general contractor.

