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RESIDENTIAL INSPECTION

1234 Main St.
Charleston SC 29412

Buyer Name
04/05/2019 9:00AM



Inspector
Marc Lischner

Marc Lischner

InterNACHI Certified Inspector , CPI

843-300-2733

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Agent

Agent Name

555-555-5555

agent@spectora.com

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Thank you for choosing **People's Choice Home Inspections, LLC (PCHI)** to inspect your home! **Please carefully read your entire Inspection Report.** It is ultimately up to your discretion to interpret its findings and to act accordingly. If you have any questions throughout the closing process don't hesitate to ask. **This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes.** As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out. Any and all evaluations or recommendations made by (PCHI) should be carried out prior to closing.

This Inspection Report is based on a *visual, non-intrusive* inspection. While every effort is made to identify and report all current or potential issues with a home, please understand that there are simply areas that cannot be seen- such as within the wall structure, etc. An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause or repair items. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional such as an Electrical, Plumbing, or Roofing contractor.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Observations and Recommendations are organized into three categories by level of severity:

1) Minor/Maintenance/Monitor - Primarily comprised of small cosmetic items and simple Handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item. A Summary Report can be created should you choose to view a report without these minor items or informational data.

2) Moderate Recommendations - Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

3) Significant and/or Safety Concerns - This category is composed of immediate safety concerns or items that could represent a significant expense to repair/replace.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects left unrepaired can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different

category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

The following areas and descriptions are not included in the scope of this inspection: • Structural integrity, • Geological stability or ground condition of site, • System design problems or functional adequacy, operational capacity, quality or suitability for particular use of items inspected, • Fireplace and flue draft, • Capacity for the garbage disposal to grind food or the dishwasher to clean properly, • Cosmetic items including, but not limited to minor scratches, scrapes, dents, cracks, stains, soiled or faded surfaces, • Wells or well pumps, • Septic systems, • Cisterns • Sewer lines beyond the foundation wall and not visible, • Fountains, • Electronic air cleaners or filters, • Water quality or volume, • Water conditioning systems, • Environmental hazards, • Active or passive solar systems, • Security systems, • Detached buildings or equipment unless specifically included and paid for in the agreement, • Central vacuum systems, • Wall or window mounted air conditioning systems, • Home warranty and component warranties.

This report is not a warranty.

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report by such party(ies). We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report. The Home Inspection and the Inspection Report do not constitute and shall not be considered to be a warranty, either expressed or implied, concerning the present or future condition of the Property, the presence or absence of latent or hidden defects that are not reasonably ascertainable in a competently performed home inspection, or the remaining useful life of any system or component of the property. This report is not binding unless the pre-inspection agreement has been signed by the client and returned to People's Choice Home Inspections, LLC along with payment of the inspection fee.

This home inspection is not an inspection for mold . Mold can be present in any home. Mold cannot grow unless there is excess moisture. The key to mold control is moisture control. While this inspection attempts to detect high moisture conditions that can lead to mold growth, be advised that mold can grow in hidden areas which are beyond the scope of this inspection. If mold is a concern to you, you should obtain a further evaluation by a mold specialist prior to the end of the inspection contingency. Recommended reading - [A brief guide to mold and moisture](#)

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of airborne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may

have been present; nor conditions which may cause the above. No representations were made as to the existence or possible condition of the lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

Orientation- For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home.

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

SUMMARY

- ⊖ 2.3.1 Roof - Chimney: Repoint Mortar
- 🔧 2.3.2 Roof - Chimney: Needs sealant
- ⊖ 2.6.1 Roof - Flashing / Vents: Improper Flashing - Metal Coverings
- ⊖ 2.6.2 Roof - Flashing / Vents: Plumbing vent too low
- ⊖ 3.2.1 Attic - Roof Sheathing: Damaged Sheathing
- 🔧 3.4.1 Attic - Attic Hatch: Uninsulated pull-down
- 🔧 3.5.1 Attic - Electrical: Cover Plate Broken
- ⊖ 4.1.1 Exterior - General: Carport Posts Damaged
- 🔧 4.2.1 Exterior - Exterior issues: A/C Drain to close to home
- ⊖ 4.2.2 Exterior - Exterior issues: Brick - Cracks, deterioration
- ⊖ 4.2.3 Exterior - Exterior issues: Faucet Handle issue
- ⊖ 4.2.4 Exterior - Exterior issues: Loose hose bibb
- ⊖ 4.3.1 Exterior - Driveway, Walkway, Patio: Minor Driveway Damage
- ⊖ 4.7.1 Exterior - Gutters and Flashing: Damaged downspout
- ⊖ 4.7.2 Exterior - Gutters and Flashing: Downspout Loose
- 🔧 4.9.1 Exterior - Electrical: Cover Plate Issues
- ⊖ 4.9.2 Exterior - Electrical: Exposed Wires
- 🔧 4.9.3 Exterior - Electrical: Light inoperable
- ⊖ 5.1.1 Water Heater - Water Heater: Corrosion On Fitting/Lines
- 🔧 5.1.2 Water Heater - Water Heater: TPR Drain in Crawlspace
- ⊖ 6.3.1 Plumbing - Drain and Waste: Significant corrosion
- ⊖ 8.2.1 HVAC - Condensing Unit: Deteriorated Anchors
- 🔧 9.2.1 Appliances - Range-Cooktop-Oven: No anti-tip
- ⊖ 9.3.1 Appliances - Microwave: Handle broken
- 🔧 9.6.1 Appliances - Dishwasher: Dishwasher No High loop
- ⊖ 9.6.2 Appliances - Dishwasher: Dishwasher water below
- ⊖ 10.1.1 Kitchen - Cabinets: Adjustment
- ⊖ 11.3.1 Interiors - Floors, Walls, Ceilings: Floors-refinish wood
- ⊖ 11.4.1 Interiors - Smoke and CO alarms: Smoke alarms missing
- 🔧 11.6.1 Interiors - Windows and Door: Blinds
- ⊖ 11.6.2 Interiors - Windows and Door: Lockset/Deadbolt-inop/difficult
- 🔧 12.1.1 Bathrooms - Bathub: Caulk at floor
- ⊖ 12.8.1 Bathrooms - Toilets: Loose
- 🔧 14.4.1 Fireplace - Liner, Firebricks, Panels: Gaps in hearth of fireplace
- 🔧 16.2.1 Crawlspace - Plumbing-Electrical: Cover plate missing
- ⊖ 16.3.1 Crawlspace - Substructure: Deteriorated wood.

1: INSPECTION DETAILS

Information

Start Time

9:00am

Finish Time

11:50am

Present at time of the inspection

Clients Agent, Client

Property Occupancy

Yes

Rain in the last few days

Yes

Ground Condition

Damp

Approximate Temperature

63 Fahrenheit

Weather Condition

Partly Cloudy

Structure Details: Age of the Structure

1960

Structure Details: Foundation Type

Crawlspace

Structure Details: Structure Faces

South

Structure Details: Structures Inspected

House

Structure Details: Type of Structure

Single Family

Structure Details: Utilities

All Utilities on

The following items have been excluded from the inspection.

Shed, Security system, Wood decks - no access underneath


Recommend obtaining from the Owner

We recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

Viewing your Report works best with Google Chrome or Firefox

Viewing your Report works best with Google Chrome or Firefox. If you experience Issues with Pictures or text, it may be the browser you are using.

Overview

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

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.

Mid-1980s and older, lead, asbestos warning

Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:

[EPA](#)

[CPSC](#)

[CDC](#)

Limitations

Information

ATTIC

Not all areas of the attic were traversed. These areas were unsafe to traverse or blocked by stored items, insulation, low rafters, or mechanical equipment. The Inspector makes every point to try and see as much as possible, however some areas could not be safely inspected.

2: ROOF

		IN	NI	NP	O
2.1	General	X			X
2.2	Shingles	X			
2.3	Chimney	X			X
2.4	Spark Arrestor	X			
2.5	Gutters/drains	X			
2.6	Flashing / Vents	X			X
2.7	Skylights			X	
2.8	Electrical	X			
2.9	Metal			X	

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

Information

General: Roof covering

Architectural Fiberglass Asphalt Shingles

General: Roof Type

Gable and valley

General: Roof Drainage

Partial gutter system

Shingles: Layers Visible

One Layer

General: Roof Inspection method

Traversed

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface.

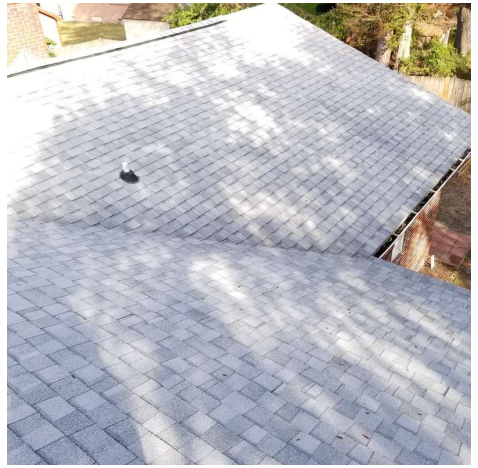
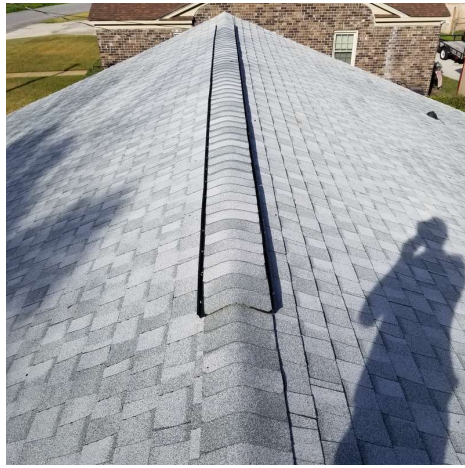
If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

General: Roof repairs

It is recommended that a certified roofing contractor make any needed repairs to the roof system.

General: Roof Pictures





Limitations

General

UNDERLAYMENT DISCLAIMER

Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

Observations

2.3.1 Chimney

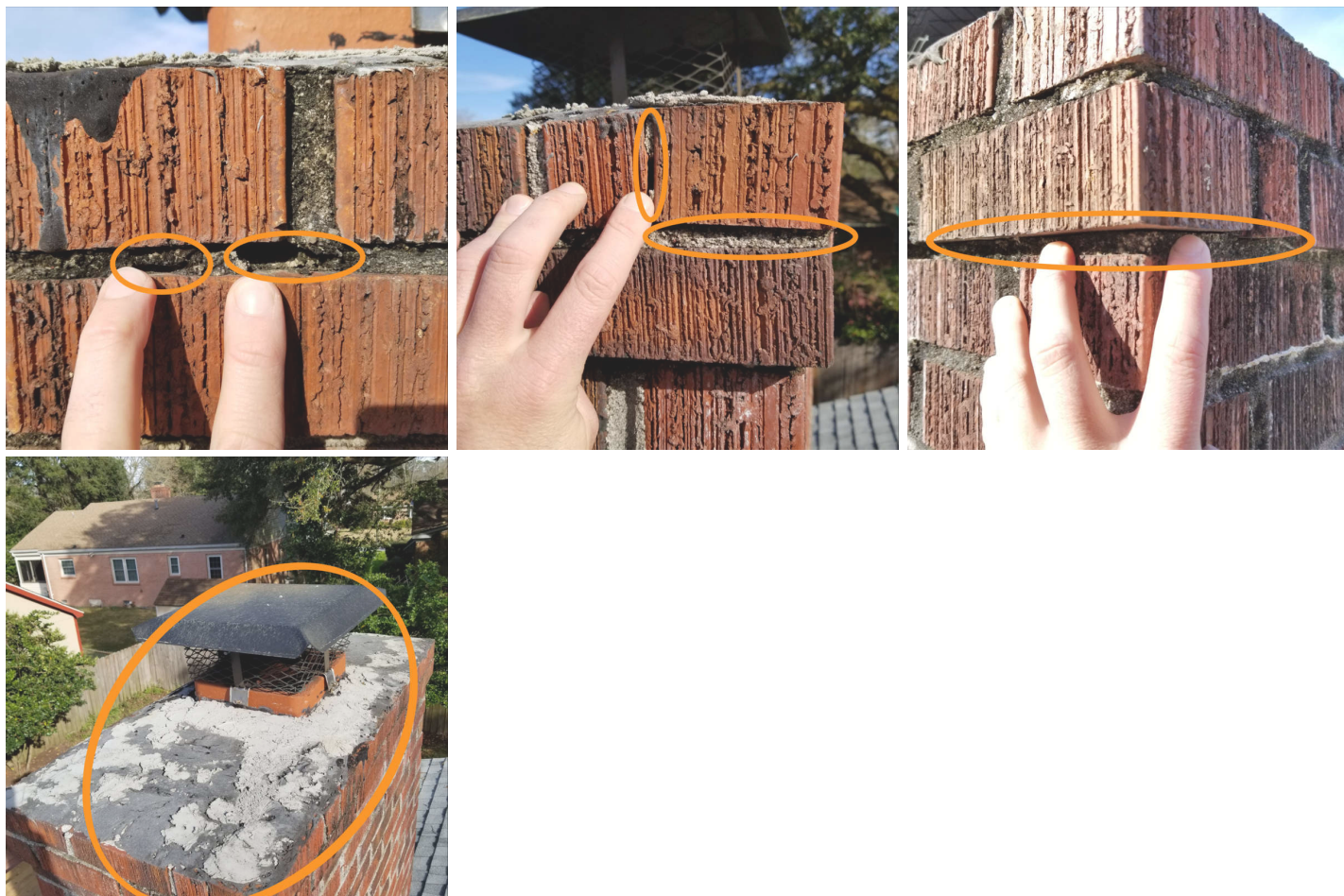
 Deficiencies

REPOINT MORTAR

The masonry chimney's mortar is deteriorated and should be repaired to prevent further, significant deterioration. Recommend having a qualified chimney service contractor or mason evaluate chimney and repair as necessary. This will likely require repointing the mortar.

Recommendation

Contact a qualified chimney contractor.



2.3.2 Chimney

 Minor/Maintenance/Monitor

NEEDS SEALANT

Some of the roofing cement has deteriorated. Recommend applying a roofing sealant to the exposed areas so as water intrusion does not occur.

Recommendation

Contact a qualified professional.



Chimney flashing

2.6.1 Flashing / Vents

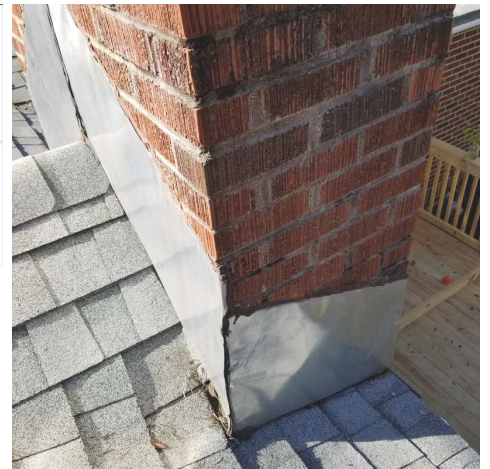
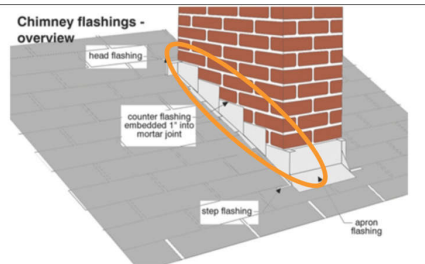


IMPROPER FLASHING - METAL COVERINGS

Inspector could not confirm if counter flashing was installed 1 inch into mortar joints under the newest flashing. Improper metal roof flashing was installed which could allow for water intrusion to attic space. Recommend correction by installing proper metal roof approved vent flashing with boots.

Recommendation

Contact a qualified roofing professional.



2.6.2 Flashing / Vents

**PLUMBING VENT TOO LOW**

One or more plumbing vent pipes terminated less than 6 inches above the roof surface below. Debris can block vent pipe openings with such short pipes. Blocked vent pipes can cause sewer gases to enter living spaces. Recommend that a qualified person repair per standard building practices. For example, by extending pipe(s) to terminate at least 6 inches above the roof surface.

Recommendation

Contact a qualified roofing professional.



3: ATTIC

		IN	NI	NP	O
3.1	General	X			
3.2	Roof Sheathing	X			X
3.3	Attic Plumbing	X			
3.4	Attic Hatch	X			X
3.5	Electrical	X			X
3.6	Insulation	X			
3.7	Ventilation	X			

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

Information

General: Ceiling Structure

Beams, Dimensional lumber ceiling joist

General: Inspection Method

Traversed

General: Estimated R-Value

R30

General: Insulation Material

Mineral wool loose

General: Roof Structure

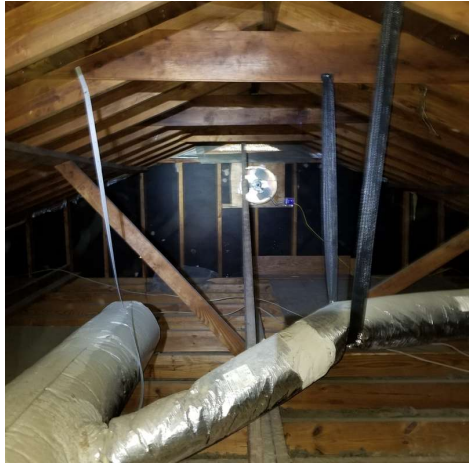
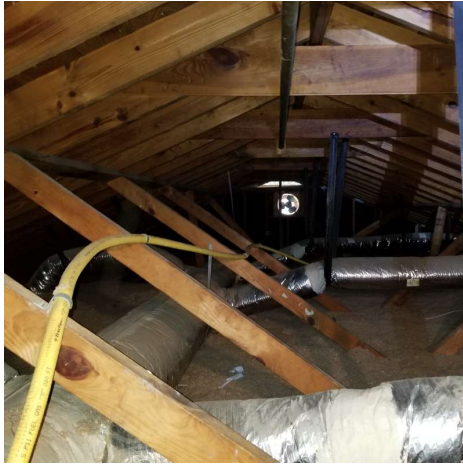
Rafters

General: Approximate attic thermal insulation depth:

6-8 inches

General: General pictures







Observations

3.2.1 Roof Sheathing



DAMAGED SHEATHING

The roof had areas of visible damage to the roof sheathing at the time of the inspection. All damaged areas should be repaired for safety reasons, and to prevent potential damage from moisture intrusion to the home materials, the roof structure and to prevent development of microbial growth such as mold. You should consult with a qualified roofing contractor to gain an idea of options and costs for repair. Old plumbing vent holes, where you see roof under layment, should be repaired. As in roof decking should be installed underneath.

Recommendation

Contact a qualified professional.





3.4.1 Attic Hatch



Minor/Maintenance/Monitor

UNINSULATED PULL-DOWN

Pull-down stairs are installed for the attic access. No insulation is installed above the stairs and no weatherstripping is installed around the hatch perimeter. To reduce air leakage, recommend installing weatherstripping and an insulated hatch cover.

Interior air leaking into the attic results in heating and cooling losses, increased energy costs, and a possible increase in moisture levels in the attic due to condensation forming on the underside of the roof sheathing during cold weather.

Recommendation

Contact a qualified handyman.



3.5.1 Electrical



Minor/Maintenance/Monitor

COVER PLATE BROKEN

Cover plate is broken at one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. Cover plates should be replaced where necessary.

Recommendation

Recommended DIY Project



4: EXTERIOR

		IN	NI	NP	O
4.1	General	X			
4.2	Exterior issues	X			X
4.3	Driveway, Walkway, Patio	X			X
4.4	Windows and Door	X			
4.5	Shutters(decorative and storm)	X			
4.6	Siding And Trim	X			
4.7	Gutters and Flashing	X			X
4.8	Eaves, Soffit and Fascia	X			
4.9	Electrical	X			X
4.10	Stairs/Handrails/Guardrails	X			
4.11	Vegetation and Grading	X			
4.12	Fences and Gates	X			
4.13	Deck	X			
4.14	Doorbell	X			
4.15	Irrigation/Sprinker			X	

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

Information

General: Exterior doors

Metal

General: Exterior wall structure

Brick

General: Fencing

Wood

General: Foundation Material

Brick

General: Garage Door Material

N/A

General: Sidewalk/Patio Material

Concrete

General: Vehicle Parking

Carport, Driveway

General: Wall Covering

Brick

Driveway, Walkway, Patio:

Driveway Material

Concrete

Driveway, Walkway, Patio: Patio Material

Concrete, Raised wood deck

Eaves, Soffit and Fascia: Eaves, Soffit and Fascia

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.

Limitations

Observations

4.1.1 General

**CARPORT POSTS DAMAGED**

One or more carport and/or porch support posts were damaged. Recommend qualified contractor repair.

Recommendation

Contact a qualified general contractor.



4.2.1 Exterior issues

**A/C DRAIN TO CLOSE TO HOME**

It is recommended to have the evaporator drain for the air handler directed away from the house. The drain is too close the exterior wall and allows moisture at the wall/footing areas. Recommend to have at least 12" from exterior wall.

Recommendation

Contact a qualified HVAC professional.



4.2.2 Exterior issues

**BRICK - CRACKS, DETERIORATION**

The masonry (brick) was deteriorated or damaged in some areas. Where cracks or openings are exposed, water can enter the wall structure causing mold, fungal growth and structural damage. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by repointing mortar, or sealing with epoxy, or replacing broken or missing masonry.

Recommendation

Contact a qualified professional.



Top right. Front door



Front porch



Front porch

4.2.3 Exterior issues

 Deficiencies

FAUCET HANDLE ISSUE

hose faucet handle was inoperable / *broken*. Recommend that a qualified person replace handles or make repairs as necessary.

Recommendation

Contact a qualified professional.



4.2.4 Exterior issues

 Deficiencies

LOOSE HOSE BIBB

One or more hose bibs weren't anchored securely to the structure's exterior. Water supply pipes can be stressed when hose bibs are turned on and off and when hoses are pulled. Leaks may occur as a result. Recommend that a qualified person install fasteners per standard building practices.

Recommendation

Contact a qualified professional.



4.3.1 Driveway, Walkway, Patio

 Deficiencies

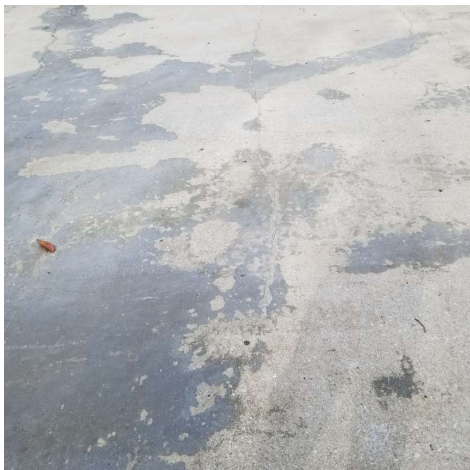
MINOR DRIVEWAY DAMAGE

Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation

Contact a qualified professional.





4.7.1 Gutters and Flashing

Deficiencies

DAMAGED DOWNSPOUT

Sections of downspouts are damaged. This can result in water accumulating around the structure's foundation, or crawlspace if they exist. Accumulated water is a conducive condition to wood destroying insects and organisms, and may also cause the foundation to settle over time. A licensed contractor should replace or repair downspouts where necessary. A damaged downspout may not allow water to flow freely.

Recommendation

Contact a qualified professional.



4.7.2 Gutters and Flashing

Deficiencies

DOWNSPOUT LOOSE

One or more downspouts or elbows were loose or detached. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



4.9.1 Electrical

 Minor/Maintenance/Monitor

COVER PLATE ISSUES

One *cover plate was missing*. This is a potential shock and/or fire hazard. Recommend that a qualified professional repair as necessary.

Recommendation

Contact a handyman or DIY project



Utility room

4.9.2 Electrical

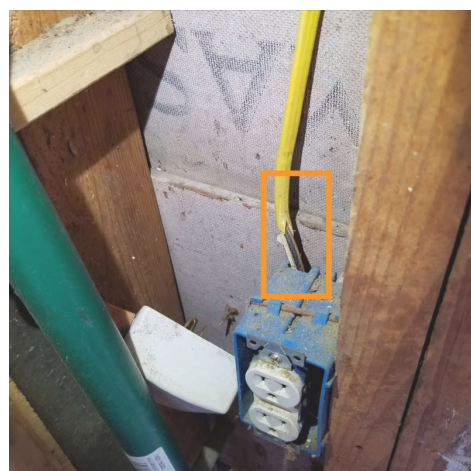
 Deficiencies

EXPOSED WIRES

One or more sections of outdoor wiring were exposed and *subject to damage*. This is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing conduit, re-routing wires or replacing wiring.

Recommendation

Contact a qualified professional.



Utility room

4.9.3 Electrical

 Minor/Maintenance/Monitor

LIGHT INOPERABLE

One or more light fixtures appear to be inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner(s). Repairs or replacement of the light fixture(s) by a qualified electrician may be necessary.

Recommendation

Contact a handyman or DIY project



5: WATER HEATER

		IN	NI	NP	O
5.1	Water Heater	X			X

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

Information

Water Heater: Capacity

40

Water Heater: Energy Source

Electric

Water Heater: Estimated Age

10 Years

Water Heater: Location

Closet in hallway

Water Heater: Serial #

0906T426242

Water Heater: Model #

E2F40RD045V

Water Heater: Manufacturer

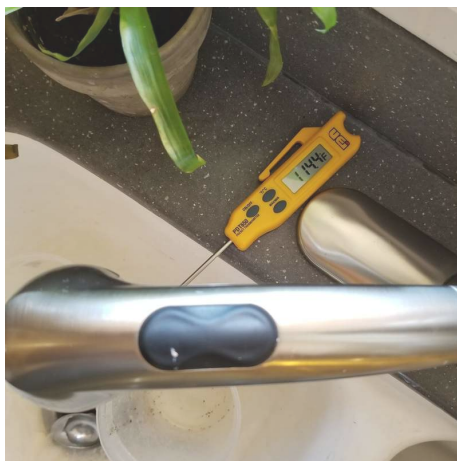
Whirlpool

Water Heater: Water Temperature

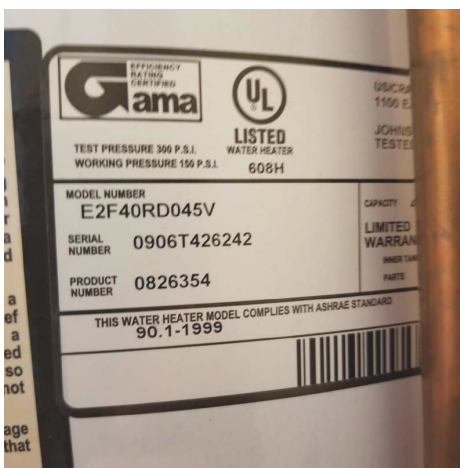
114.4 Degrees

Water Heater: Type

Tank



Water Heater: Pictures of Unit



Observations

5.1.1 Water Heater

CORROSION ON FITTING/LINES



Corrosion was found on fittings and/or water supply lines for the water heater. Leaks may exist. A qualified plumbing contractor should evaluate and repair as necessary.

Monitor these areas.

Recommendation

Recommend monitoring.



5.1.2 Water Heater

TPR DRAIN IN CRAWLSPACE

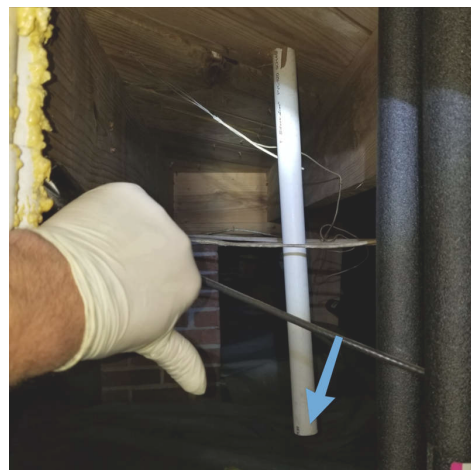


Minor/Maintenance/Monitor

The temperature-pressure relief valve drain line is routed so as to empty into the crawl space. Water may accumulate in the crawl space if the valve develops a leak. A qualified plumber should re-route the drain line so as to drain outside.

Recommendation

Contact a qualified professional.



6: PLUMBING

		IN	NI	NP	O
6.1	General	X			
6.2	Supply Lines	X			
6.3	Drain and Waste	X			X
6.4	Fuel system	X			
6.5	Main Water	X			

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

Information

General: Drain Pipe
PVC

General: Interior Supply piping
Copper, Where Visible

General: Location of main fuel shut off
At gas meter



General: Location of Water meter
Near street. In front of entry door

General: Service Pipe to house
Not Visible

General: Vent Pipe
Type B gas



General: Waste Pipe
PVC, Copper

General: Water Source
Public Water

General: Location of Main Shut off

At water meter



General: Plumbing In Walls

As is typical of most buildings, the majority of the supply piping is concealed from view. Basically it is installed inside the walls and under the floors. Where the supply piping was noted, it was found to be copper. This is an excellent water piping material with an indefinite lifespan.

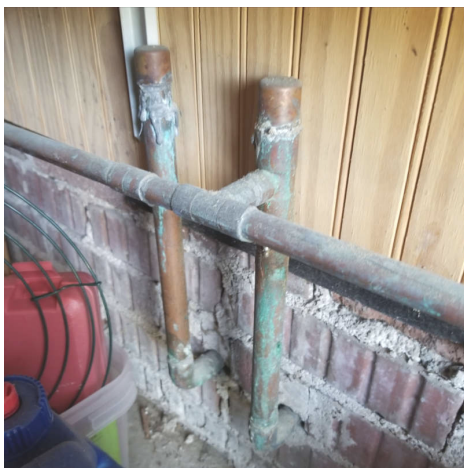
General: Water Pressure

89 PSI



General: Corrosion on pipe

The water supply piping exhibited heavy corrosion that will shorten the expected long term service life of the pipes. The source of moisture should be identified and corrected by a qualified plumbing contractor. Recommend monitoring pipes periodically to inspect for leaks.



Utility room

Limitations

Supply Lines

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

6.3.1 Drain and Waste



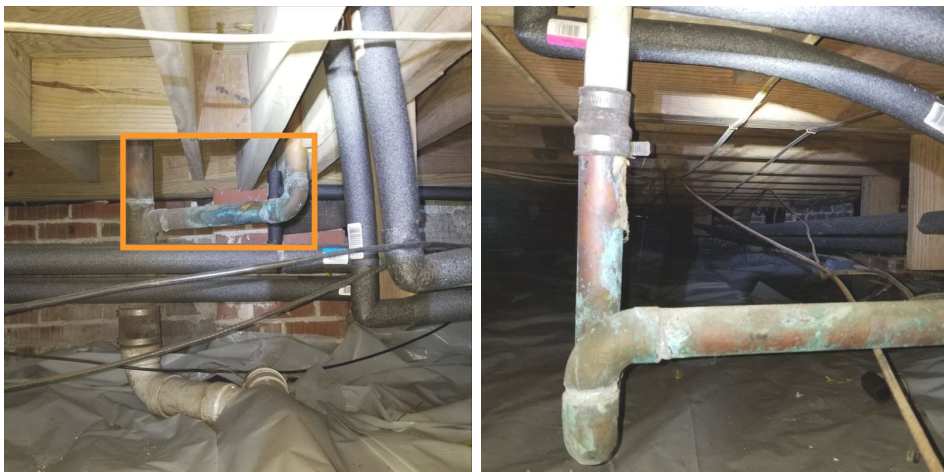
SIGNIFICANT CORROSION

Significant corrosion was found on drain or waste fittings/pipes. This is an indication of past leaks, or that leaks are likely to occur in the future. A licensed plumber should evaluate the line and repair as needed.

At the least, monitor the plumbing lines of home throughout the years ahead.

Recommendation

Contact a qualified plumbing contractor.



7: ELECTRICAL

		IN	NI	NP	O
7.1	Service Equipment Panel	X			
7.2	Sub-Panel			X	
7.3	Branch Wiring	X			
7.4	Circuit Breakers	X			
7.5	Meter	X			
7.6	Service Wires	X			

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

Information

**Service Equipment Panel:
Amperage**
200

**Service Equipment Panel:
Branch Wiring**
Copper

**Service Equipment Panel:
Location of Main Disconnect**
Top of Panel

**Service Equipment Panel:
Location of Main Panel**
Utility closet

**Service Equipment Panel: Panel
Manufacturer**
Culter Hammer

**Service Equipment Panel:
Protection**
Breakers

**Service Equipment Panel:
Service Conductor**
Copper

**Service Equipment Panel:
Service Type**
Overhead

**Service Equipment Panel:
Service Voltage**
120/240

**Service Equipment Panel:
System Grounding**
Grounding Rod

Service Equipment Panel: Panel pictures



Service Equipment Panel: Positive Attributes

The size of the electrical service is sufficient for the typical single family needs. The electrical panel is well arranged. All outlets and light fixtures that were tested, operated satisfactorily. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

Service Equipment Panel: Panel hard to remove

The electrical panel could not be fully removed without damaging the frame around it. The inspector was still able to inspect inside the panel. This is just for future reference.

Limitations

Branch Wiring

BRANCH CIRCUIT LIMITATION

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

8: HVAC

		IN	NI	NP	O
8.1	General	X			
8.2	Condensing Unit	X			X
8.3	Air Handler	X			
8.4	Duct Work	X			

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

Information

General: A/C Type

Split System (indoor and outdoor components)

General: Cooling source

Electric

General: Distribution

Fiberglass Duct

General: Heat Source

Natural Gas

General: Heat Type

Forced Air, Wood burning fireplace

General: Last Service Date

Unknown

Condensing Unit: Condenser Serial #

17312WC1BF

Condensing Unit: Condenser Model #

4TTR4036L1000AA

Condensing Unit: Estimated Age Condensing Unit

2 Year(s)

Condensing Unit: Good condition

The condensing unit was in good condition.

Condensing Unit: Manufacturer

Trane

Air Handler: Air Handler Serial #

17786A7150

Air Handler: Air Handler Model #

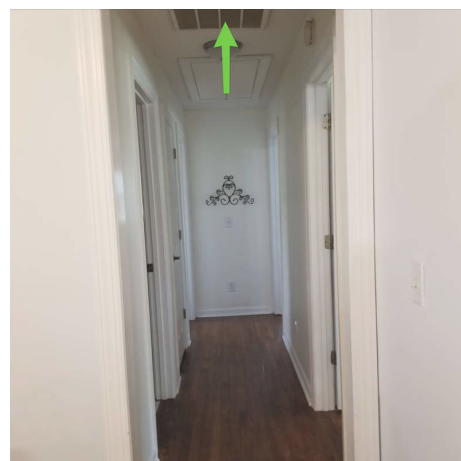
4TXCB004DS3HCAA

Air Handler: Estimate Age Air Handler

2 Year(s)

Air Handler: Filter Location

Ceiling



Air Handler: Manufacturer

Trane

General: Filter Advice

Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

General: Temperature Differential

15 Degrees

This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14-24 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.

General: Equipment Inspection

Inspection of the furnace typically includes examination/operation 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);
- exhaust venting;
- air filter and blower;
- plenum and ducts;
- response to the thermostat;
- return air system; and
- condensate drain components (where applicable).

Condensing Unit: Pictures of Unit



Air Handler: Pictures of unit



Air Handler: Unit in Good Condition

The air handler appeared in good condition. The unit ran and cold as expected.

Observations

8.2.1 Condensing Unit

 Deficiencies

DETERIORATED ANCHORS

One of the anchors that secure the condensing unit are deteriorated. The proper anchor need to be installed to prevent the condensing unit from move, this can cause damage to the refrigeration line and electric.

Recommendation

Contact a qualified professional.



9: APPLIANCES

		IN	NI	NP	O
9.1	General	X			
9.2	Range-Cooktop-Oven	X			X
9.3	Microwave	X			X
9.4	Hood/Vent	X			
9.5	Garbage Disposal	X			
9.6	Dishwasher	X			X
9.7	Refrigerator	X			

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

Information

General: Cooktop

Frigidaire

General: Microwave

Frigidaire

Range-Cooktop-Oven: Normal operation

The heating elements for the oven and stove top functioned as expected.

Refrigerator: Fridge is operable

General: Dishwasher

Frigidaire

General: Oven

Frigidaire

Microwave: Normal operation

The Microwave operated as expected.

General: Disposer

In Sinkerator

General: Refrigerator

Samsung

Refrigerator: Water and Ice maker

There is an automatic ice maker installed,

General: Appliance Pictures



Garbage Disposal: Normal operation

The unit is functional as expected. The unit was turned on briefly and operated as expected and appears to be in functional condition.

- 1) The chopping was no noisier than typically expected.
- 2) The rubber splashguard was in reasonable condition.
- 3) No leaks were found.

Dishwasher: Dishwasher Operation

The dishwasher is functional and operated as expected. The unit was operated through a complete cycle.

Observations

9.2.1 Range-Cooktop-Oven

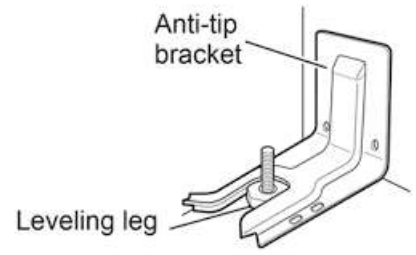
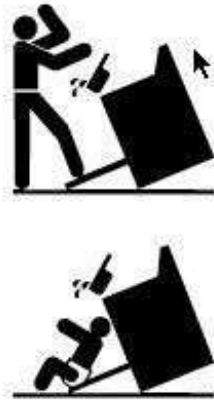
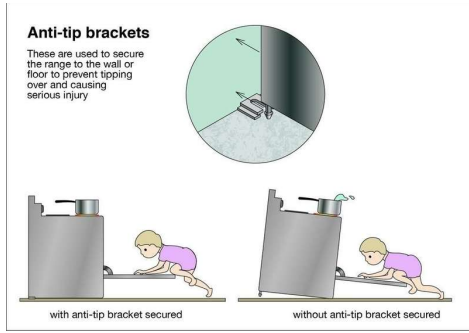
NO ANTI-TIP

The range can tip forward, and no anti-tip bracket appears to be installed. This is a safety hazard since the range may tip forward when weight is applied to the open door, such as when a small child climbs on it, or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free standing ranges since 1985. An anti-tip bracket should be installed to eliminate this safety hazard. For more information, visit <https://www.nachi.org/anti-tip.htm>

Recommendation

Contact a qualified appliance repair professional.





9.3.1 Microwave

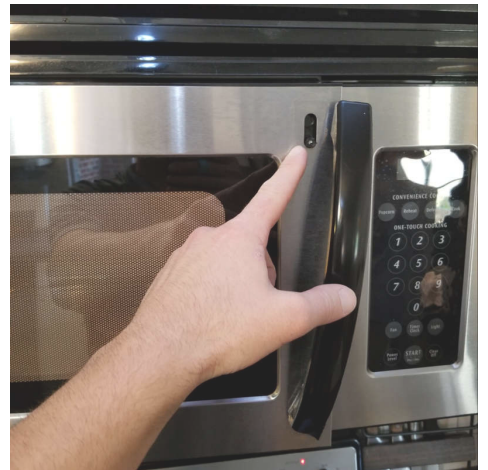
HANDLE BROKEN

Deficiencies

The microwaves handle is damaged. Recommend a qualified professional make corrections.

Recommendation

Contact a qualified professional.



9.6.1 Dishwasher

DISHWASHER NO HIGH LOOP

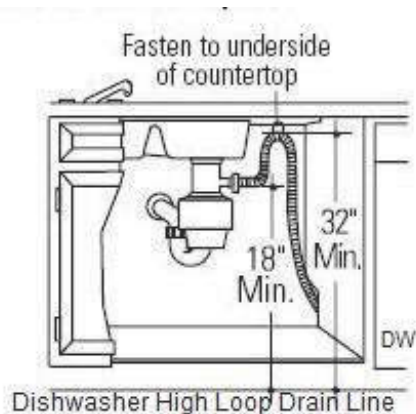
Minor/Maintenance/Monitor

The dishwasher drain line is not configured with a "high loop" or "air gap". A high loop is created by routing the drain line up to the bottom surface of the countertop above, and securely fastening it to that surface. It is meant to prevent water from siphoning out of the dishwasher, and to prevent water from the sink drain or food disposal from entering the dishwasher. Some dishwashers have a built-in high loop where one is not required to be configured in the drain line. The clients should try to determine if a high loop is required for this brand and model of dishwasher (review installation instructions, etc.). If one is required, or it cannot be determined if one is not required, then a qualified contractor should install a high loop as per standard building practices.

Also, no "air gap" is installed. Air gaps are another device meant to prevent water from the sink drain or food disposal from entering the dishwasher. These are required in some municipalities for new construction and when remodeling. The client(s) should consult with a qualified contractor to determine if an air gap should be installed.

Recommendation

Contact a qualified appliance repair professional.



9.6.2 Dishwasher

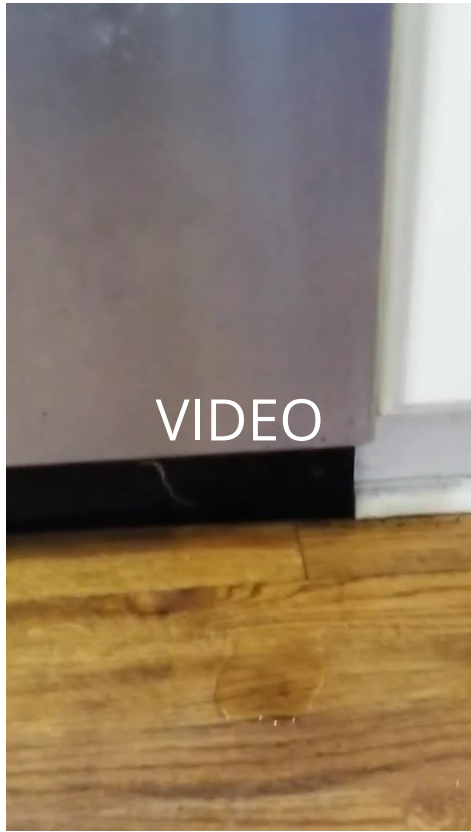
DISHWASHER WATER BELOW

Deficiencies

Water was found beneath the dishwasher, indicating an active leak. A qualified plumber or appliance technician should evaluate and repair as necessary.

Recommendation

Contact a qualified appliance repair professional.



10: KITCHEN

		IN	NI	NP	O
10.1	Cabinets	X			X
10.2	Countertops-Backsplash	X			
10.3	Electrical	X			
10.4	Flooring	X			
10.5	Sink	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Observations

10.1.1 Cabinets

ADJUSTMENT

One or more kitchen cabinet doors and or drawers are in need of adjustment.

Recommendation

Contact a qualified professional.



11: INTERIORS

		IN	NI	NP	O
11.1	Electrical	X			
11.2	Ceiling Fans	X			
11.3	Floors, Walls, Ceilings	X			X
11.4	Smoke and CO alarms	X			X
11.5	Stairs/Handrails/Guardrails	X			
11.6	Windows and Door	X			X

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

Information

Floors, Walls, Ceilings: Wall material/covering

Drywall

Smoke and CO alarms: Smoke / CO detectors

Yes, Additional smoke & CO alarms recommended

Observations

11.3.1 Floors, Walls, Ceilings

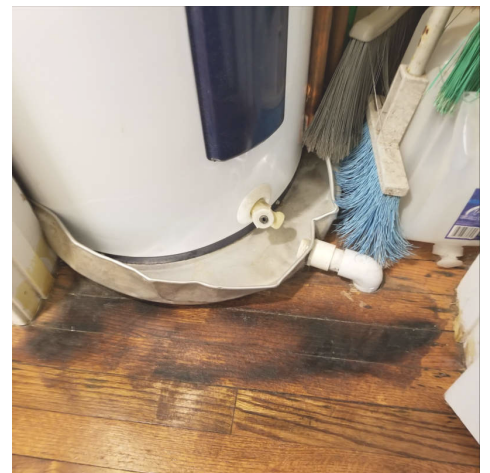


FLOORS-REFINISH WOOD

Wood flooring is damaged from what appears a past leak. Recommend having a qualified contractor evaluate and refinish wood flooring as necessary.

Recommendation

Contact a qualified professional.



11.4.1 Smoke and CO alarms



SMOKE ALARMS MISSING

Smoke alarms were missing from one or more bedrooms / from one or more hallways leading to bedrooms. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom, on each level and in any attached garage.

Recommendation

Contact a qualified handyman.



Living Room

11.6.1 Windows and Door

 Minor/Maintenance/Monitor

BLINDS

One or more blinds were damaged or not working properly.

Recommendation

Contact a qualified professional.



Bedroom

11.6.2 Windows and Door

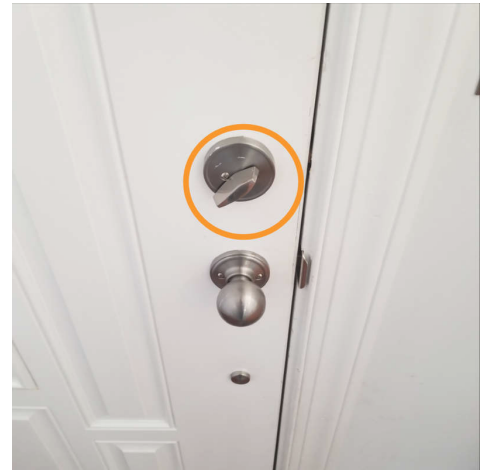
 Deficiencies

LOCKSET/DEADBOLT-INOP/DIFFICULT

Door lock / deadbolt mechanisms are difficult to operate. A qualified contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified handyman.



Front door

12: BATHROOMS

		IN	NI	NP	O
12.1	Bathub	X			X
12.2	Cabinets	X			
12.3	Electrical	X			
12.4	Exhaust Fan	X			
12.5	Flooring	X			
12.6	Shower	X			
12.7	Sink/countertop	X			
12.8	Toilets	X			X
12.9	Wall	X			

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

Observations

12.1.1 Bathub

 Minor/Maintenance/Monitor

CAULK AT FLOOR

Caulk is missing or deteriorated along the base of one or more bathtubs, where flooring meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.

Recommendation

Recommended DIY Project



Hallway Bathroom

12.8.1 Toilets

 Deficiencies

LOOSE

One or more toilets are loose. A qualified contractor should remove the toilet(s) for further evaluation and repairs if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified professional.



Bathroom

13: LAUNDRY

		IN	NI	NP	O
13.1	General	X			

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

Information

General: Information

Washer and Dryer not inspected

General: Dryer Manufacturer

Kenmore

General: Washer Manufacturer

Kenmore

Limitations

General

NOT INSPECTED

Neither the clothes washer nor dryer were operated or evaluated. They are excluded from this inspection. They were filled with homeowners clothes.

14: FIREPLACE

		IN	NI	NP	O
14.1	General	X			
14.2	Flue and damper	X			
14.3	Hearth	X			
14.4	Liner, Firebricks, Panels	X			X

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

Information

General: Chimney type

Masonry

General: Fireplace type

Masonry

General: Disclaimer

Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat;
- proper location;
- proper system configuration;
- component condition
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;
- air distribution components;
- proper condensation discharge; and
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration.

General: Fireplace pictures



Observations

14.4.1 Liner, Firebricks, Panels



Minor/Maintenance/Monitor

GAPS IN HEARTH OF FIREPLACE

Small cracks, pitting and/or deterioration were found in some fireplace firebrick. The clients should monitor the condition of the firebricks in the fireplace's firebox in the future. If significant deterioration occurs or if bricks become loose, then a qualified chimney service contractor should evaluate and make repairs as necessary. These areas should be repointed.

Recommendation

Contact a qualified professional.



15: CARPORT

		IN	NI	NP	O
15.1	Carport-Detached Garage	X			

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

16: CRAWLSPACE

		IN	NI	NP	O
16.1	General	X			
16.2	Plumbing-Electrical	X			X
16.3	Substructure	X			X
16.4	Ventilation-Insulation	X			

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

Information

General: Beam Material

Solid wood

General: Floor structure

Wood Joist

General: Inspection Method

Traversed

General: Insulation material

None

General: Pier/Support material

Masonry, Brick

General: Vapor Barrier present

Yes

General: General pictures





Observations

16.2.1 Plumbing-Electrical

COVER PLATE MISSING

 Minor/Maintenance/Monitor

There are open junction boxes in the crawlspace. The proper cover needs to be installed to prevent damage to the wires or possible un-contained sparking.

Recommendation

Contact a qualified electrical contractor.



16.3.1 Substructure

DETERIORATED WOOD.

CRAWLSPACE



Fungal rot was found at one or more *joists / sections of floor sheathing*. Some past water strains. The wood is dry. No elevated levels of moisture at these areas. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be repaired or replaced.

Recommendation

Contact a qualified professional.

