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RESIDENTIAL INSPECTION

1234 Main St.
Charleston SC 29412

Buyer Name
05/05/2019 9:00AM



Inspector
Marc Lischner

Marc Lischner

InterNACHI Certified Inspector , CPI

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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

- ⊖ 2.2.1 Roof - Shingles: Shingles Damaged
- ⊖ 3.2.1 Exterior - Exterior issues: Common cracking
- ⊖ 3.3.1 Exterior - Driveway, Walkway, Patio: Minor Damage-Driveway,Sidewalk,Patio
- 🔧 3.7.1 Exterior - Gutters and Flashing: Debris
- ⊖ 4.3.1 Garage - Floors, walls, Ceiling: Moisture Intrusion
- ⊖ 4.4.1 Garage - Vehicle door: Photo-eyes Inoperable
- ⊖ 5.1.1 HVAC - General: Not Cool Enough
- ⊖ 5.1.2 HVAC - General: Service A/C System
- 🔧 5.5.1 HVAC - Heat Pump: Anchor down
- 🔧 5.5.2 HVAC - Heat Pump: Line insulation
- ⊖ 6.2.1 Plumbing - Supply Lines: >80 PSI
- ⊖ 7.1.1 Water Heater - Water Heater: Temperature >120
- ⊖ 8.5.1 Electrical - Meter: Cover faded
- 🔧 10.2.1 Appliances - Range-Cooktop-Oven: No anti-tip
- ⊖ 11.4.1 Interiors - Smoke and CO alarms: CO Alarms missing
- ⊖ 11.4.2 Interiors - Smoke and CO alarms: Smoke Alarm >10 yrs
- ⊖ 12.7.1 Bathrooms - Sink/countertop: Stopper issue
- 🔧 14.3.1 Fireplace - Hearth: Deteriorated

1: INSPECTION DETAILS

Information

Start Time 9:50am	Finish Time 12:45pm	Present at time of the inspection Client
Property Occupancy Vacant	Rain in the last few days Unknown	Ground Condition Dry
Approximate Temperature 78 Fahrenheit	Weather Condition Clear	Structure Details: Age of the Structure 2009
Structure Details: Foundation Type Slab on grade	Structure Details: Structure Faces West	Structure Details: Structures Inspected House, Attached Garage
Structure Details: Type of Structure Single Family	Structure Details: Utilities All Utilities on	

Category description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Minor / Maintenance / Monitor = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Moderate Recommendations = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

Safety & Immediate Attention = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

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.

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			
2.2	Shingles	X			X
2.3	Chimney	X			
2.4	Spark Arrestor	X			
2.5	Gutters/drains	X			
2.6	Flashing / Vents	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

Asphalt/Fiberglass Shingles

General: Roof Type

Gable and valley

General: Roof Drainage

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.

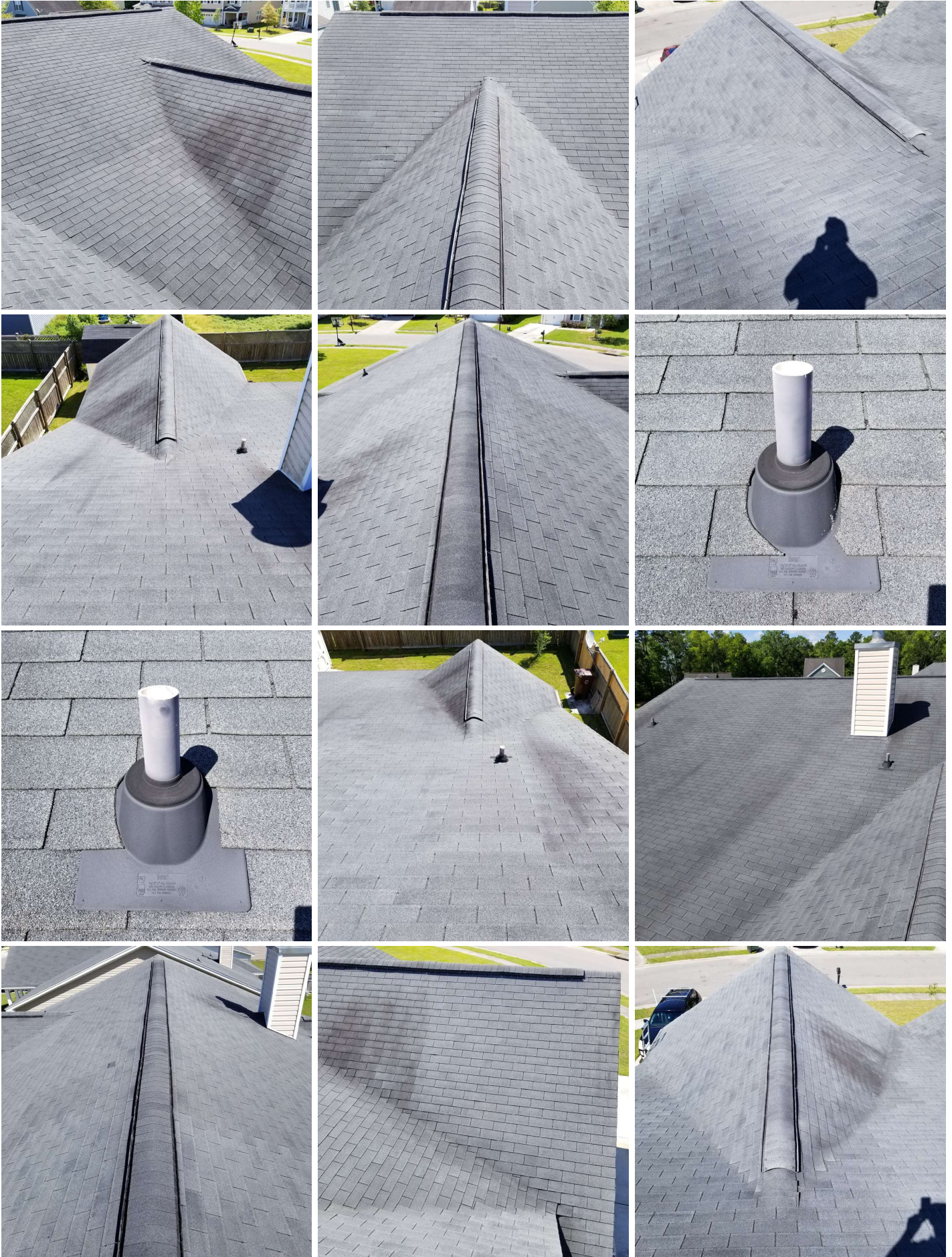
If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

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

2.2.1 Shingles

SHINGLES DAMAGED

One or more composition shingles were Damaged. Recommend that a qualified roofing professional make needed repairs as necessary.

Recommendation

Contact a qualified roofing professional.





Northwest



West

3: EXTERIOR

		IN	NI	NP	O
3.1	General	X			
3.2	Exterior issues	X			X
3.3	Driveway, Walkway, Patio	X			X
3.4	Windows and Door	X			
3.5	Shutters(decorative and storm)	X			
3.6	Siding And Trim	X			
3.7	Gutters and Flashing	X			X
3.8	Eaves, Soffit and Fascia	X			
3.9	Electrical	X			
3.10	Stairs/Handrails/Guardrails			X	
3.11	Vegetation and Grading	X			
3.12	Fences and Gates	X			
3.13	Deck	X			
3.14	Doorbell	X			
3.15	Irrigation/Sprinker			X	
3.16	Stucco Walls			X	

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

Information

General: Exterior doors

Glass storm door, Fiber Reinforced Plastic, Metal w/Window

General: Exterior wall structure

wood Frame

General: Fencing

Wood

General: Foundation Material

Concrete

General: Garage Door Material

Metal

General: Sidewalk/Patio Material

Concrete

General: Vehicle Parking

Attached Garage, Driveway

General: Wall Covering

Vinyl

Driveway, Walkway, Patio:

Driveway Material

Concrete

Driveway, Walkway, Patio: Patio Material

Concrete

General: General comments on slab foundations

Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

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

3.2.1 Exterior issues

 Recommendations

COMMON CRACKING

Common cracks were visible in the floor slab. This type of cracking can have several causes:

- Concrete shrinkage, which is a normal part of the concrete curing process and not a structural concern:
- Post-construction settling due to inadequate compaction of the soil beneath the slab during construction. This also is not an unusual condition and this type of cracking ceases after the first few years after original construction as the soil beneath the slab becomes stable: or
- Heaving of the soil due to the presence of expansive soils.

Determining the cause of cracking lies beyond the scope of the General Home Inspection.

Recommendation

Recommend monitoring.



North



South



South



South



North

3.3.1 Driveway, Walkway, Patio

Recommendations

MINOR DAMAGE-DRIVEWAY,SIDEWALK,PATIO

Minor deterioration (cracks, chips, holes, settlement, heaving) was found in driveways, sidewalks or patios, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Recommendation

Contact a qualified professional.



South



South



South



West

3.7.1 Gutters and Flashing

Minor/Maintenance/Monitor

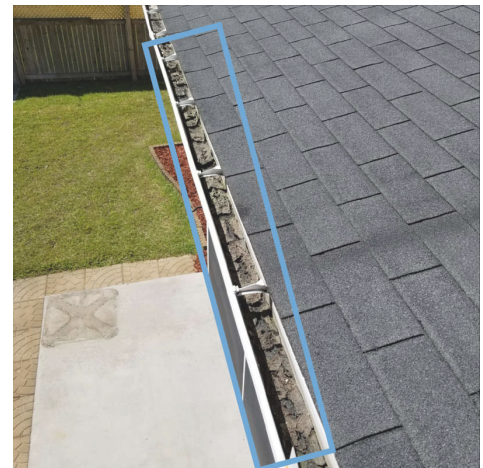
DEBRIS

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

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

Recommendation

Contact a handyman or DIY project



4: GARAGE

		IN	NI	NP	O
4.1	Interior-Exterior doors-Windows	X			
4.2	Electrical	X			
4.3	Floors, walls, Ceiling	X			X
4.4	Vehicle door	X			X

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

Information

Vehicle door: Vehicle Door safety

VEHICLE DOOR: safety tips:

1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension. Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.
2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.
3. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended. (consult the owners manual or contact the door/opener manufacture. www.overheaddoor.com/Pages/safety-information.aspx)

Observations

4.3.1 Floors, walls, Ceiling

 Recommendations

MOISTURE INTRUSION

Garage floor showed signs of moisture intrusion. Recommend a qualified contractor evaluate and find source of moisture to prevent further damage and/or mold.

Recommendation

Contact a qualified professional.



4.4.1 Vehicle door

 Recommendations

PHOTO-EYES INOPERABLE

The infrared "photo eye" devices that trigger the vehicle door opener's auto-reverse feature were inoperable during the inspection. This is a safety hazard, especially for small children. A qualified contractor should evaluate and make repairs or replace components as necessary.

Recommendation

Contact a qualified garage door contractor.



5: HVAC

		IN	NI	NP	O
5.1	General	X			X
5.2	Condensing Unit			X	
5.3	Air Handler	X			
5.4	Duct Work	X			
5.5	Heat Pump	X			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

Sheet Metal Duct, Fiberglass Duct

General: Heat Source

Electric

General: Heat Type

Heat Pump

General: Last Service Date

Unknown

Air Handler: Air Handler Serial #

6009F06943

Air Handler: Air Handler Model #

CB26UH-036-R-230-1

Air Handler: Estimate Age Air Handler

10 Year(s)

Air Handler: Filter Location

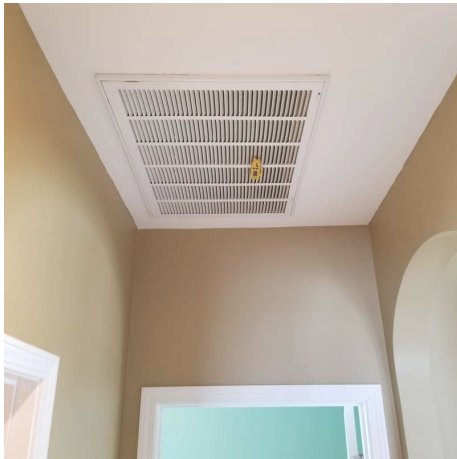
Ceiling

Air Handler: Manufacturer

Lennox

Heat Pump: Estimate Age

10 Year(s)



Heat Pump: Manufacturer

Lennox

Heat Pump: Serial #

1909j11295

Heat Pump: Model #

13HPD-036-230-10

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

10 Degrees

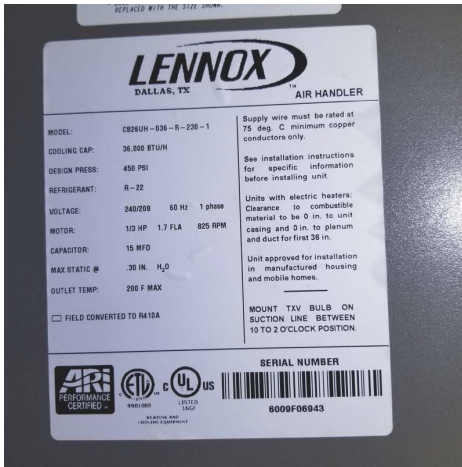
This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14-24 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The system functioned as expected when tested and appeared to be serviceable at the time 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).

Air Handler: Pictures of unit



Air Handler: Unit in Good Condition

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

Heat Pump: Pictures of unit



Limitations

Observations

5.1.1 General

NOT COOL ENOUGH

Recommendations

Supply air from the air conditioning system was not cool enough. It should be 14 to 20 degrees Fahrenheit cooler than at the return duct(s), or current room temperature. This may be caused by refrigerant loss, dirty coils, a failing compressor, an oversized fan, if the home has been vacant and system has not been used for a long period of time, or a deficient return air system. A qualified heating and cooling contractor should evaluate and repair as necessary.

Recommendation

Contact a qualified HVAC professional.

5.1.2 General

SERVICE A/C SYSTEM

Recommendations

The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system, and make repairs if necessary. This servicing should be performed annually in the future.

Recommendation

Contact a qualified HVAC professional.

5.5.1 Heat Pump

ANCHOR DOWN

Minor/Maintenance/Monitor

The outside unit is not anchored to the concrete pad. It is recommended to have a certified contractor anchor the unit to the concrete pad to keep it from moving and causing damage.

Recommendation

Contact a qualified professional.



5.5.2 Heat Pump



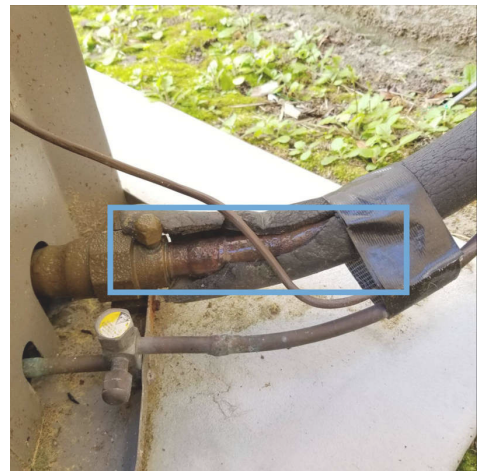
Minor/Maintenance/Monitor

LINE INSULATION

Insulation for the outside condensing unit's refrigerant lines is damaged, deteriorated and/or missing in one or more areas. This may result in reduced efficiency and increased energy costs. A qualified heating and cooling contractor should replace insulation as necessary.

Recommendation

Contact a qualified professional.



6: PLUMBING

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

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

Information

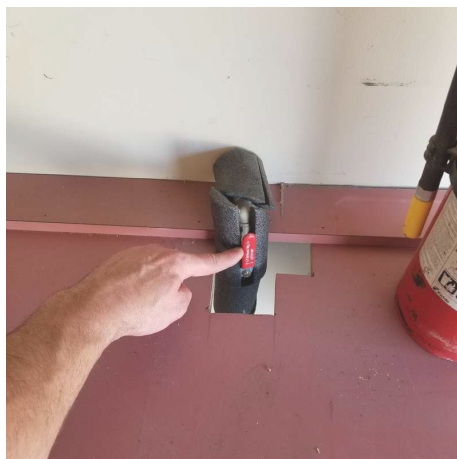
General: Location of Water meter

Near street left of home



General: Location of Main Water Shut off

Garage



General: Service Pipe to house

Not Visible

General: Location of main fuel shut off

At gas meter



General: Drain Pipe

PVC

General: Interior Supply piping
Plastic(PEX), Copper, Where Visible

General: Vent Pipe

PVC

General: Waste Pipe

PVC

General: Water Source

Public Water

General: Water Pressure

110 PSI

**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

6.2.1 Supply Lines

>80 PSI

The water supply pressure is greater than 80 psi. Pressures above 80 psi may void warranties for some appliances such as water heaters or washing machines. Flexible supply lines to washing machines are more likely to burst with higher pressures. Typically the pressure cannot be regulated at the water meter. Recommend having a qualified plumber evaluate and make modifications to reduce the pressure below 80 psi. Installing a pressure reducing valve on the main service pipe is a common solution to this problem. If one exists, then it should be adjusted for lower pressures.

Recommendation

Contact a qualified plumbing contractor.



7: WATER HEATER

		IN	NI	NP	O
7.1	Water Heater	X			X

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

Information

Water Heater: Capacity

50

Water Heater: Energy Source

Electric

Water Heater: Estimated Age

10 Years

Water Heater: Location

Garage

Water Heater: Serial

0940A008091

Water Heater: Model

ES652DORT

Water Heater: Manufacturer

A.O. Smith

Water Heater: Water Temperature

133.5 Degrees

Water Heater: Type

Tank



Water Heater: Pictures of Unit



Water Heater: Electric Water Heater

This was an electric water heater. This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

Observations

7.1.1 Water Heater



TEMPERATURE >120

The hot water temperature is greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees.

Recommendation

Contact a qualified plumbing contractor.

8: ELECTRICAL

		IN	NI	NP	O
8.1	Service Equipment Panel	X			
8.2	Sub-Panel			X	
8.3	Branch Wiring	X			
8.4	Circuit Breakers	X			
8.5	Meter	X			X
8.6	Service Wires	X			
8.7	Receptacles/Switches	X			

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

Information

Service Equipment Panel:

Amperage

200

Service Equipment Panel:

Location of Main Panel

Garage

Service Equipment Panel:

Service Conductor

Multi-strain Aluminum

Service Equipment Panel:

System Grounding

Grounding Rod

Service Equipment Panel:

Branch Wiring

Copper

Service Equipment Panel: Panel

Manufacturer

Culter Hammer

Service Equipment Panel:

Service Type

Underground

Service Equipment Panel:

Location of Main Disconnect

Top of Panel

Service Equipment Panel:

Protection

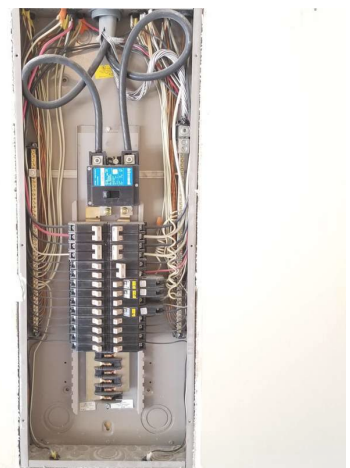
Breakers

Service Equipment Panel:

Service Voltage

120/240

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.

Circuit Breakers: AFCI Description

The house has Arc Fault Circuit Interrupter breakers. (AFCI)
The AFCI is an arc fault circuit interrupter. AFCIs are newly-developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring.

THE FIRE PROBLEM

Annually, over 40,000 fires are attributed to home electrical wiring. These fires result in over 350 deaths and over 1,400 injuries each year. Arcing faults are one of the major causes of these fires. When unwanted arcing occurs, it generates high temperatures that can ignite nearby combustibles such as wood, paper, and carpets. Arcing faults often occur in damaged or deteriorated wires and cords. Some causes of damaged and deteriorated wiring include puncturing of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight.

TESTING AN AFCI

AFCIs should be tested after installation to make sure they are working properly and protecting the circuit. Subsequently, AFCIs should be tested once a month to make sure they are working properly and providing protection from fires initiated by arcing faults.

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.

Observations

8.5.1 Meter

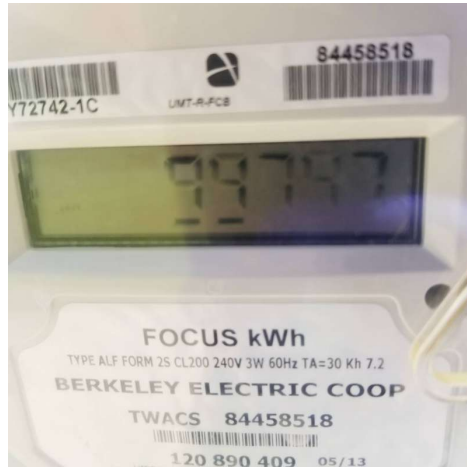
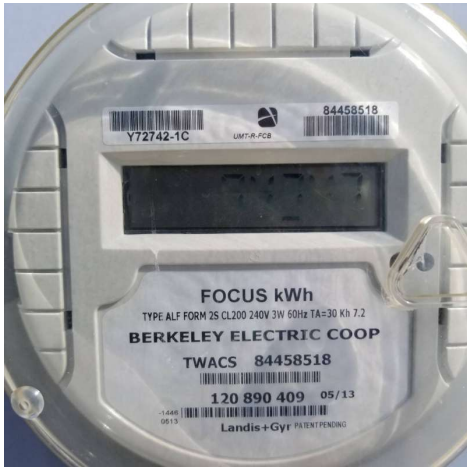
COVER FADED

The meter cover plate is damaged or faded and not readable. Recommended asking the utility company if this is something they are to repair.

Recommendation

Contact your local utility company





9: KITCHEN

		IN	NI	NP	O
9.1	Cabinets	X			
9.2	Countertops-Backsplash	X			
9.3	Electrical	X			
9.4	Flooring	X			
9.5	Sink	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

10: APPLIANCES

		IN	NI	NP	O
10.1	General	X			
10.2	Range-Cooktop-Oven	X			X
10.3	Microwave	X			
10.4	Hood/Vent	X			
10.5	Garbage Disposal	X			
10.6	Dishwasher	X			
10.7	Refrigerator	X			

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

Information

General: Cooktop

Samsung

General: Dishwasher

LG

General: Refrigerator

LG

General: Disposer

In Sinkerator

General: Microwave

General Electric

General: Oven

Samsung

Range-Cooktop-Oven: Normal operation

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

Microwave: Normal operation

The Microwave operated as expected.

Refrigerator: Fridge is operable

General: Appliance Pictures



Hood/Vent: Normal operation

The exhaust hood operated as expected and was in good working condition at the time of inspection.

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. No operational discrepancies were noted.

Observations

10.2.1 Range-Cooktop-Oven

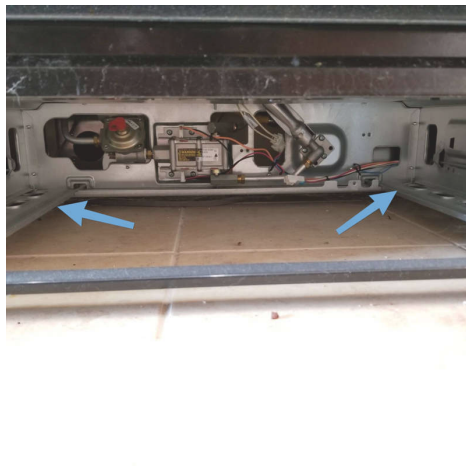
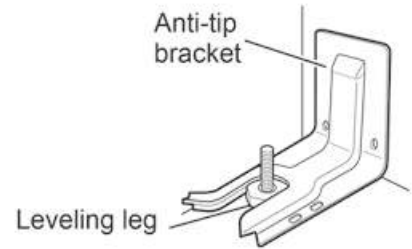
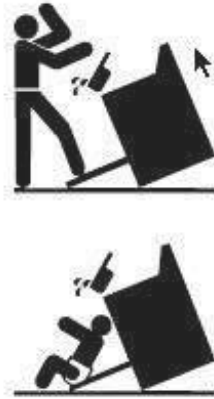
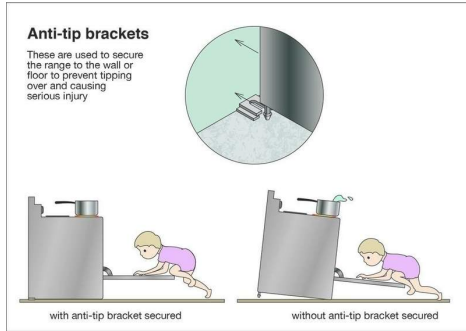
 Minor/Maintenance/Monitor

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.



11: INTERIORS

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

Additional smoke & CO alarms recommended, Yes

Smoke and CO alarms: Smoke detectors

Smoke detectors are visually identified as installed, yet not tested. **Recommend changing the batteries when you take possession of the property and every 6 months afterwards.** You will want to test them monthly. Detectors older than 10 years should be replaced.

Limitations

Observations

11.4.1 Smoke and CO alarms

 Recommendations

CO ALARMS MISSING

Carbon monoxide alarms were missing from one or more sleeping areas / on one or more levels. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed in the vicinity of each sleeping area, on each level and in accordance with the manufacturer's recommendations. Recommend installing additional carbon monoxide alarms per these standards.

Recommendation

Contact a qualified electrical contractor.

11.4.2 Smoke and CO alarms

 Recommendations

SMOKE ALARM >10 YRS

Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to National Fire Protection Association, aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA.

Recommendation

Contact a qualified electrical contractor.



12: BATHROOMS

		IN	NI	NP	O
12.1	Bathub	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			X
12.8	Toilets	X			
12.9	Wall	X			

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

Observations

12.7.1 Sink/countertop



STOPPER ISSUE

One or more sink stopper(s) mechanisms are missing, or need adjustment or repair. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily.

Recommendation

Contact a qualified plumbing contractor.



Master Bathroom

13: LAUNDRY

		IN	NI	NP	O
13.1	General	X			

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

Limitations

General

WASHER AND DRYER NOT PRESENT

14: FIREPLACE

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

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

General: Chimney type

Metal

General: Fireplace type

Masonry with metal liner

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

14.3.1 Hearth

DETERIORATED

 Minor/Maintenance/Monitor

One or more fireplace and/or woodstove hearths are damaged and/or deteriorated. For example, loose or broken tiles and/or bricks. A qualified contractor should evaluate and make repairs as necessary.

Recommendation

Contact a qualified fireplace contractor.



15: ATTIC

		IN	NI	NP	O
15.1	General	X			
15.2	Roof Sheathing	X			
15.3	Attic Plumbing	X			
15.4	Attic Hatch	X			
15.5	Electrical	X			
15.6	Insulation	X			
15.7	Ventilation	X			

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

Information

General: Ceiling Structure

Manufactured roof trusses

General: Inspection Method

Partially Traversed

General: Estimated R-Value

R30

General: Insulation Material

Fiberglass Batt/roll, Mineral wool loose

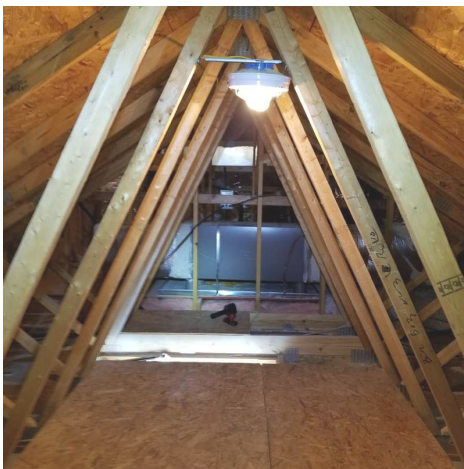
General: Roof Structure

Manufactured Roof Trusses

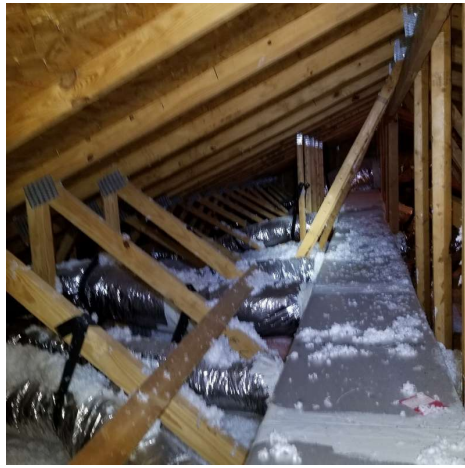
General: Approximate attic thermal insulation depth:

12-14 inches

General: General pictures







16: THERMAL IMAGING

		IN	NI	NP	O
16.1	Electrical	X			
16.2	Moisture	X			
16.3	Thermal envelope	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Thermal Imaging

limited thermographic inspection

The thermal imaging camera is a tool I use in performing the General Home Inspection. Its use does not constitute a full thermographic inspection. Thermal imaging cameras detect radiation in the infrared spectrum, showing differences in temperature. Their ability to detect defects or deficiencies varies with conditions. Conditions identified by thermal imaging may need to be confirmed using other means, possibly including invasive methods, which would require the permission of the homeowner. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision. It cannot see through walls nor can it detect mold.**

Limitations

17: SHED

		IN	NI	NP	O
17.1	General pictures	X			

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

Information

General pictures: Shed

