



CLARK INSPECTIONS LLC

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CONFIDENTIAL PROPERTY INSPECTION REPORT

1234 Main St.
CHARLESTON sc 29412

Buyer Name
05/25/2018 9:00AM



Inspector
Preston Clark



InterNACHI Certified Home Inspector
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Agent
Agent Name
555-555-5555
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INTRODUCTION:

Thank you for choosing Clark Inspections, LLC to perform the inspection on your property! My goal is to help you gain a thorough understanding of the property that you are interested in purchasing. Please carefully read your entire Inspection Report. Feel free to call me after you have reviewed your report if you have any questions. Remember, now that the inspection is completed and the report has been delivered, I am still available to you for any questions you may have throughout the entire closing process, and anytime in the future.

Summary Items

Noted that Not necessarily all reported deficiencies will be included in the report summary. Please read the report thoroughly.

Directional Reference

(Front, Rear, Right and Left) = Location descriptions in the report comments are given in reference to facing the property from the street.

Report Photos

Pictures in Report -Your report includes photographs, which help to clarify where the inspector went, what was inspected, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. Please read the report thoroughly.

Purpose of Inspection

The general purpose of this limited, visual inspection, evaluation and report is to provide the client with a better knowledge, the readily visible and accessible and apparent installed systems and components that do not function as intended, allowing for normal wear and tear, or which adversely affect the habitability of the dwelling, without regard to life expectancy.

A inspection is a non-invasive visual examination of a residential or property dwelling, performed for a fee, which is designed to identify observed visible material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the property, as identified and agreed to by the Client and Inspector, prior to the inspection process. Properties being inspected do not "Pass" or "Fail."

SUMMARY



5

MAINTENANCE ITEM / MINOR
RECOMMENDATIONS
























12

OBSERVATIONS - MINOR TO
MEDIUM - ADDRESS AT YOUR
DISCRETION



8

DEFICIENT ITEM - NEEDS
ADDRESSED

-  2.2.1 Roofing - Roof Coverings: Debris on roof
-  2.2.2 Roofing - Roof Coverings: Improper/Incomplete Nailing
-  2.2.3 Roofing - Roof Coverings: Damaged or Defective Shingle
-  2.2.4 Roofing - Roof Coverings: Nail holes
-  3.2.1 Exterior - Wall Cladding: Periodically Maintenance will be Needed
-  3.2.2 Exterior - Wall Cladding: Seal penetrations
-  3.3.1 Exterior - Eaves, Soffits, Fascia and Trim: Gaps
-  3.3.2 Exterior - Eaves, Soffits, Fascia and Trim: Bare wood
-  3.4.1 Exterior - Doors(Exterior): Binding on jamb
-  3.6.1 Exterior - Windows (Exterior): Sealant needed at windows
-  3.9.1 Exterior - Exterior Fixtures: Loose
-  4.3.1 Grounds - Vegetation Observations: Tree hazard
-  5.3.1 Electrical - Main,Service & Grounding, Main Overcurrent Device: Breaker flipped
-  5.6.1 Electrical - Smoke Detectors: Always test SD before move
-  6.3.1 Garage - Walls & Firewalls: Slight installation damage drywall with a few areas unfinished
-  6.4.1 Garage - Floor: Water Seepage Presence
-  7.1.1 Structural Components - Attic Access Observations: Missing Hatch
-  9.2.1 Plumbing - Fuel Supply and Distribution: Pipe Corrosion
-  11.7.1 Interiors - Switch Observations: Improper or Damaged Cover Plate
-  11.7.2 Interiors - Switch Observations: Inoperable switch
-  11.8.1 Interiors - Light Fixture Observations: Light fixture not working (room)
-  11.9.1 Interiors - Countertops & Cabinets: Cabinet Door Missing
-  14.4.1 Air Conditioning - Cooling Equipment and Operation: No electricity to digital thermostat
-  14.6.1 Air Conditioning - Condensate Pan: Copper line from air handler leaking into drip pan
-  15.1.1 Thermostats, Filters and Distribution - Heating & Cooling Distribution: Loose Connection

1: INSPECTION AND SITE DETAILS

IN	NI	NP	R
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IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Start Time

2:30 PM

Inspection End Time

6:30 PM

Inspection Attendees

Client not present, Selling Agent present

Inspection Type

General Home Inspection

Residence Type

Single Family Home(2 story),
Attached

Temperature at the time of inspection:

Over 75 degrees

Weather

Partly cloudy

Soil condition

Wet

Rain in the last 3 days:

Yes

Residence Age

New Construction

Older homes cannot be expected to meet current building code standards. It is common to have areas that no longer comply with current building code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Occupancy Status

Vacant

If this residence was furnished at the time of the inspection portions of the interior were hidden by the occupants belongings. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. On your final walk through, or at some point after furniture and personal belongings have been removed, it is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report.

Utilities Status

The utilities were on at the time of inspection.

I could not inspect the home the first 2 times I went to the inspection because the plumbing was not working. The drain lines were clogged and sewage would come back up the drains if toilet or plumbing fixture was used.

Limitations

General

ELECTRICAL ISSUE IN KITCHEN AREA

VERIOUS ROOM ON RIGHT SIDE OF HOME, BUT DID NOT EFFECT UPSTAIRS PORTION

The kitchen did not have any lights working started at the switches by the oven all the way to the laundry room at the time of inspection so I was unable to test the lighting in this rooms.

2: ROOFING

		IN	NI	NP	R
2.1	General	X			
2.2	Roof Coverings	X			X
2.3	Plumbing Vent(s)	X			
2.4	Combustion Vent(s)	X			
2.5	Flashings	X			
2.6	Roof Drainage Systems	X		X	

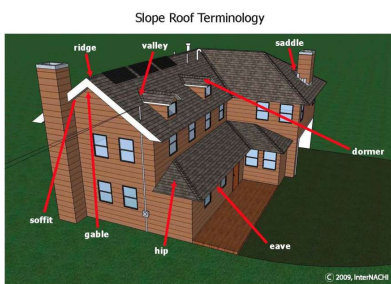
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Roof Inspection Method

Exterior Roof Covering
Walked on Roof Surface

General Roofing Terms:

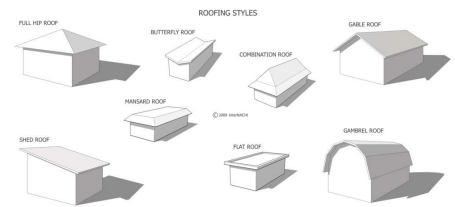


General: Roof Material

Exterior Roof
Architectural Asphalt/Fiberglass

General: Roof Type/Style

Gable, Shed, Combination



General: Roof Ventilation Type

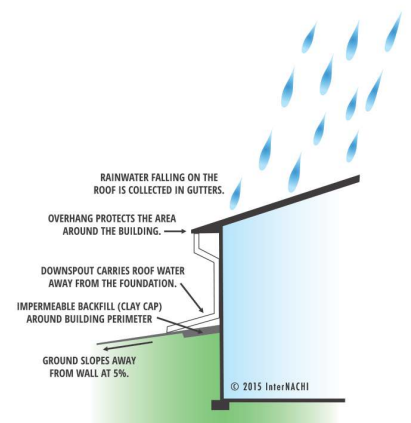
Gable Vents, Soffit Vents, Ridge Vents

General: Roof Inspection Limitations

N/A

Roof Drainage Systems: Gutter Material

No gutters were installed at the time of the inspection.

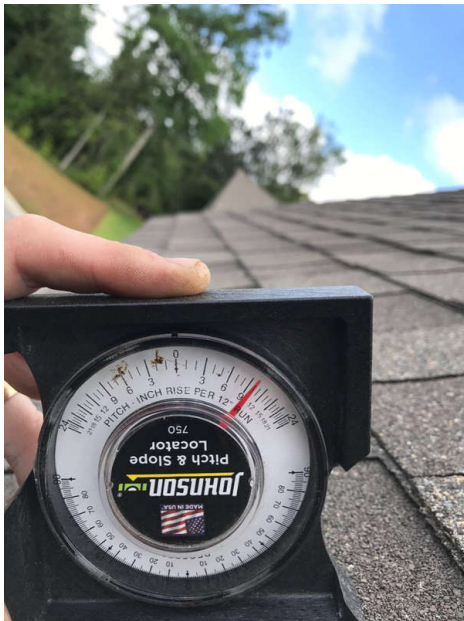


Roof Coverings: Slope

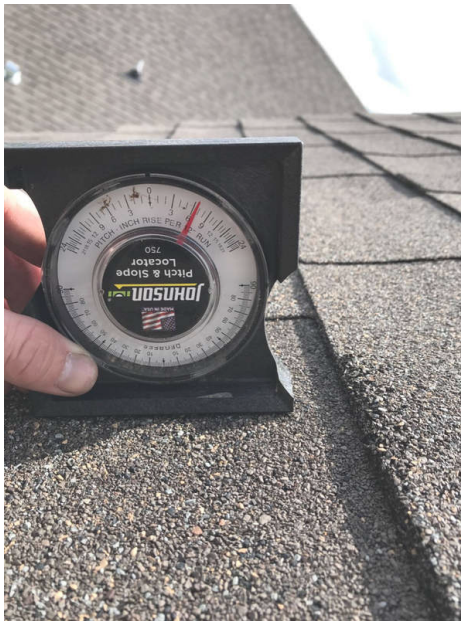
Roof Slopes

10/12

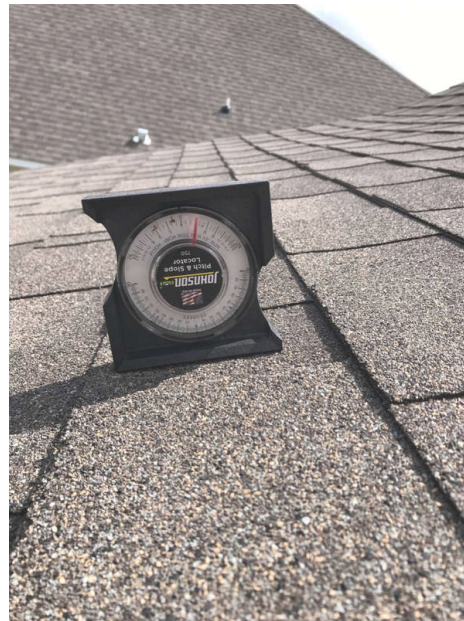
The majority of the roof was a 10/12 on the second story sections. The first floor roof had a slope of a 6/12 and then transitioned to a 3/12 on the front porch. The higher the slope is increases the roof's ability to shed water. Slope is determined by rise/run.



Pitch Gauge for Slope on Right Elevation 10/12



6/12 first story



Front porch was a 3/12

Roof Coverings: 30 year architectural shingle

Roof Covering

The roof covering was 30 year laminate architectural shingles. In this area of the country singles typically do not last their full life expectancy due to the heat and moisture in the area. The rating on shingles is an average in average conditions and in the Lowcountry of South Carolina shingles typically last a little less than their full rating.



Shingle Gauge showing 30yr

Plumbing Vent(s): Rubber flashing

Pipe vents from the plumbing DWV system has rubber flashing. This type of flashing tends to wear around 15-20 years and will not last the age of the shingles. If a leak occurs or a stain forms on a ceiling around a plumbing fixture, then it is most likely coming from a pipe jack. There is a pipe jack repair kits that are easy to slide over old flashing to prevent leaks. This is the most common type of plumbing vent flashings found on roofs.



Overview of pipe jack flashing material.

Combustion Vent(s): Flue Pipe Vent

Flue vents were on the roof for gas appliances in the home like the furnace. The chimney flue vent had a sealant on top of it that seemed like it could easily melt due to heat. I recommend having a roofer check this vent to make sure that the material will not melt and to make sure it is not covering any holes or prior damage.

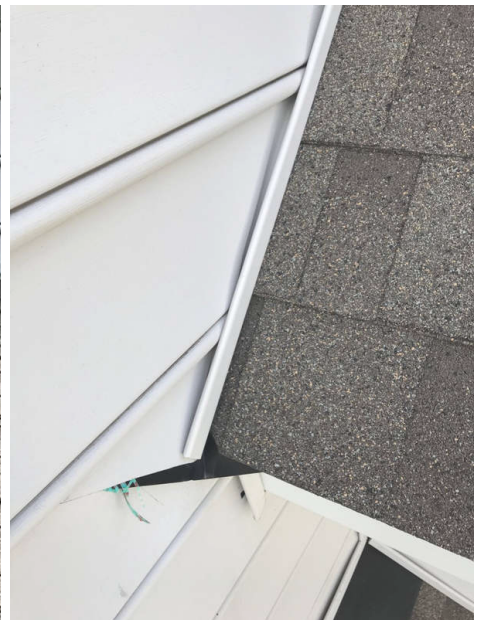
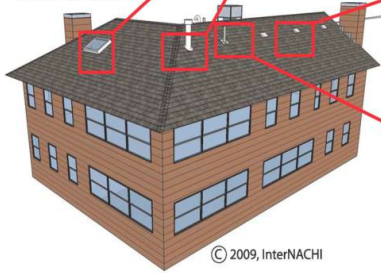
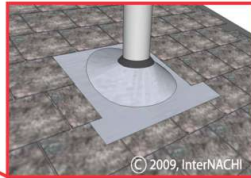
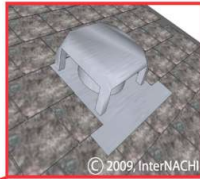
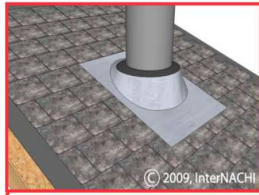
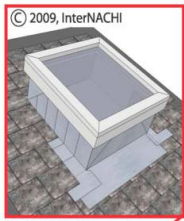


Chimney flue vents had a soft sealant applied to the top of it. Overview of flue with sealant over it.

Flashings: Flashing Material

Aluminum, Vinyl

Roof penetrations and flashing



Flashing has been installed for single intersects siding

Recommendations

2.2.1
Roof

 Observations - Minor to Medium - address at your dislosure

Coverings

DEBRIS ON ROOF

Nail were left on roof from either siding installation or roofing installation. I was able to pick up most nails. This nail had already melted into shingle tab. I recommend having nail removed and area repaired.

Recommendation

Contact a qualified roofing professional.



Nail on Front Slope 1 story

2.2.2
Roof

Observations - Minor to Medium - address at your disclosure

Coverings

IMPROPER/INCOMPLETE NAILING

VARIOUS AREAS

Roof coverings showed signs of improper installation and fastening. Nail should not be exposed and nailed through the top of the shingle tab. The contractors covered the nails with a silicone sealant. This is a temporary repair. Recommend a qualified roofing contractor evaluate and repair.

These nails probably came from the installation process of the roof.

Recommendation

Contact a qualified roofing professional.



Silicone sealant covered nails through shingle tabs from installation

2.2.3 Roof Coverings



Observations - Minor to Medium - address at your disclosure

DAMAGED OR DEFECTIVE SHINGLE

VARIOUS LOCATIONS

Cracks from installation for defective shingles found on right slope over the garage. I recommend replacement of shingle shingle by a roofer.

There were some defective shingles found on the roof that showed signs of granules loss. This is a common find on a lot of roofs as some granules are affected when they are shipped in packaging on foot traffic on the roof can cause granule loss.

Recommendation

Contact a qualified roofing professional.



Crack shingle on right elevation towards front of home



Missing Granules



Missing Granules

2.2.4
Roof

 Observations - Minor to Medium - address at your dislosure

Coverings

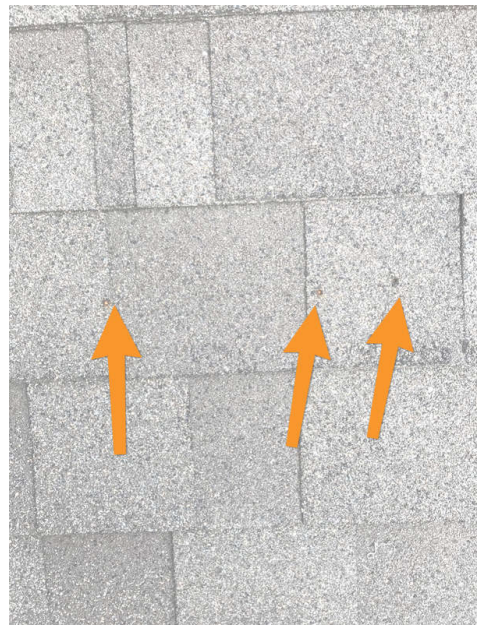
NAIL HOLES

LEFT ELEVATION ABOVE GARAGE

Nail hole left in roof from the installation process. Recommend having a roofer repair or replace shingle.

Recommendation

Contact a qualified roofing professional.



Nail holes left from where roof was beig installed.

3: EXTERIOR

		IN	NI	NP	R
3.1	General	X			
3.2	Wall Cladding	X			X
3.3	Eaves, Soffits, Fascia and Trim	X			X
3.4	Doors(Exterior)	X			X
3.5	Screen/Storm Door(s)	X			
3.6	Windows (Exterior)	X			X
3.7	Door Bell	X			
3.8	Exterior Outlets	X			
3.9	Exterior Fixtures	X			X
3.10	Hose Bibs	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Wall Cladding: Aluminum Trim Fascis

Eaves, Soffits, Fascia and Trim: Description of Eaves, Soffit and Fascia

Doors(Exterior): Doors Material
Wood, Insulated glass, Tempered Glass, Metal, Glass, Sliding

Eaves of Roof

Vinyl vented soffit, Metal Clad

Metal clad used around fascia and soffit was vented vinyl



Vinyl vented soffit with metal fascia

Screen/Storm Door(s) : Window and Door Screens

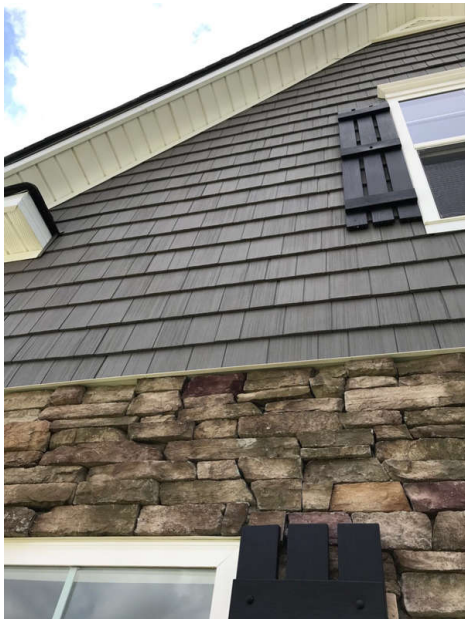
Metal

Door Bell: Present and functions Exterior Outlets: GFCI protected

Wall Cladding: Exterior Wall Covering

Exterior Walls

Vinyl Siding, Stone veneer front, Composition



Recommendations

3.2.1 Wall Cladding

 Maintenance Item / Minor Recommendation

PERIODICALLY MAINTENANCE WILL BE NEEDED

The vinyl siding on the elevations of the home that do not receive direct sun light will need to be cleaned of algae growth every few years. This is common in this area and there are companies that complete work like this for \$100. I recommend monitoring the siding once a year and clean at your discreion.

Recommendation

Contact a qualified cleaning service.

3.2.2

 Observations - Minor to Medium - address at your dislosure

Wall Cladding

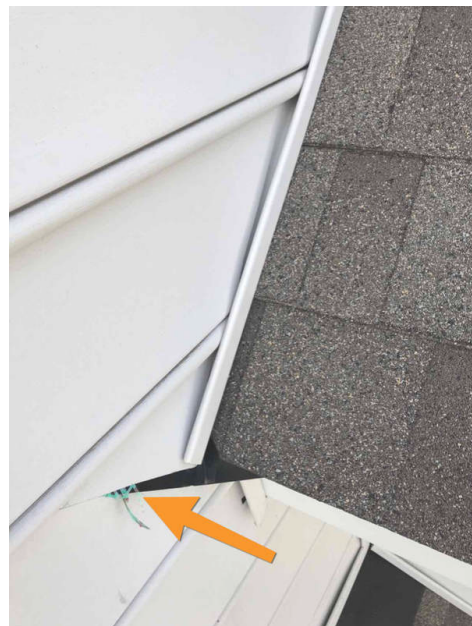
SEAL PENETRATIONS

LEFT ELEVATION WHERE GARAGE ROOF CONNECTS TO SIDING

Exterior wall had penetration or gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry. All work should be performed by a qualified contractor. This penetration is from. Installation of siding and roofing where they intersect due to installation.

Recommendation

Contact a qualified professional.



3.3.1 Eaves, Soffits, Fascia and Trim

! Deficient Item - Needs Addressed

GAPS

WHERE GARAGE GABLE MEETS SIDING ON LEFT SLOPE

Gaps between the soffit and exterior walls may allow insect entry and water penetration. I recommend that appropriate measures be taken to prevent insect entry at these areas. I also recommend appropriate measures being taken to prevent water penetration as if water leaks in this area will go unknown until there is rotting **pieces of framing around this area.**

The siding has a crack in it from the installation.

Recommendation

Contact a qualified professional.



Cut in siding



How old is located in the same area

3.3.2 Eaves, Soffits, Fascia and Trim

- Observations - Minor to Medium - address at your dislosure

BARE WOOD

BACK PORCH AND FRONT PORCH POST

Barewood was found on both sides of the back porch. The space needs to be sealed and painted. I recommend a painter ceiling and painting all the areas around the perimeter trim that shows bare wood. These areas can show signs of rot at early ages in the tear ration without being sealed.

Recommendation

Contact a qualified painter.



Bare wood needs to be covered with flashing

3.4.1 Doors(Exterior)

BINDING ON JAMB

FRONT EXTERIOR DOOR

 Maintenance Item / Minor Recommendation

The front exterior door is rubbing on top sill making it difficult to close. I recommend correction by a qualified pro.

Recommendation

Contact a qualified professional.



Front door overview



Front door had paint on it



The top of the door has been shaved once

3.6.1 Windows (Exterior)

SEALANT NEEDED AT WINDOWS

 Deficient Item - Needs Addressed

It is recommended that window and door openings with vinyl siding be sealed with a high-quality sealant to help prevent moisture intrusion. you can see the vapor barrier. Window may not be properly flashed. I recommend having a window specialist advise.

Recommendation

Contact a qualified window repair/installation contractor.



Sealant needed around exterior if windows or the windows are not properly flashed or trimmed

Trim above window in left elevation had an area where water can get trapped. Recommend window repair man review

3.9.1  Observations - Minor to Medium - address at your dislosure

Exterior Fixtures

LOOSE

VARIOUS

One or more light fixtures were loose.

Recommendation

Contact a qualified electrical contractor.



4: GROUNDS

		IN	NI	NP	R
4.1	Driveway Observations	X			
4.2	Walkway Observations	X			
4.3	Vegetation Observations	X			X
4.4	Grading Observations	X			

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Information

Walkway Observations:

Walkway

Concrete sidewalk noted.

Sidewalks had minor cracks due to wear.

Driveway Observations: Driveway Type:

Concrete driveway noted.

Driveway had common cracks due to wear at time of inspection they didnt appear to be any new cracks

Vegetation Observations: Vegetation was present around the unit buidings.

Keep vegetation cut back away from the home to prevent damage to siding. Vegetation growing against a home can also trap moisture.

Grading Observations: Grading Slope

Perimeter of Home

Grading slopes away from the home on all 4 sides. The Right Elevation and the left elevation have some areas that will puddle when it rains really hard, but it appeared to be flowing towards the street. During heavy storms like a hurricane monitor these areas as you want to prevent water intrusion into the home.



Left Elevation



Back Elevation



Right Elevation



Right Elevation between neighboring property

Recommendations

4.3.1 Vegetation Observations

 Deficient Item - Needs Addressed

TREE HAZARD

BACK ELEVATION TO THE RIGHT OF THE SCREENED PORCH

A new tree had started to grow on the property. It was growing under the siding which can cause significant amount of damages. I recommend cutting the tree and having a siding installer detach and reset the siding in this area to make sure there is no vapor barrier damage under the siding.

The vegetation or beds is also really close to the bottom of the siding. It is recommended that the siding have a 6" clearance to prevent moisture from damaging the wood under the siding. I recommend monitoring the wood beneath the siding for rot every 6 months.

Recommendation

Contact a qualified professional.



Tree growing under siding

5: ELECTRICAL

		IN	NI	NP	R
5.1	General	X			X
5.2	Service Entrance Conductors	X			
5.3	Main,Service & Grounding, Main Overcurrent Device	X			X
5.4	Subpanel	X		X	
5.5	Branch Wiring Circuits, Breakers & Fuses	X			
5.6	Smoke Detectors	X			

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Information

**Service Entrance Conductors:
Electrical Service Conductors**

Aluminum, 220 Volts, Below Ground

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

Location
Garage
Garage

Main,Service & Grounding, Main Overcurrent Device: Panel

Manufacturer
Square D



Service Panel

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

Main,Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main,Service & Grounding, Main Overcurrent Device: Ground Type
Not Visible



Subpanel: Sub Panel Location
None Present

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP
Aluminum

Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

Smoke Detectors: Verified Smoke Detectors and Carbon Monoxide Detectors
Present

General: Electrical Inspection Limitations
Viewable

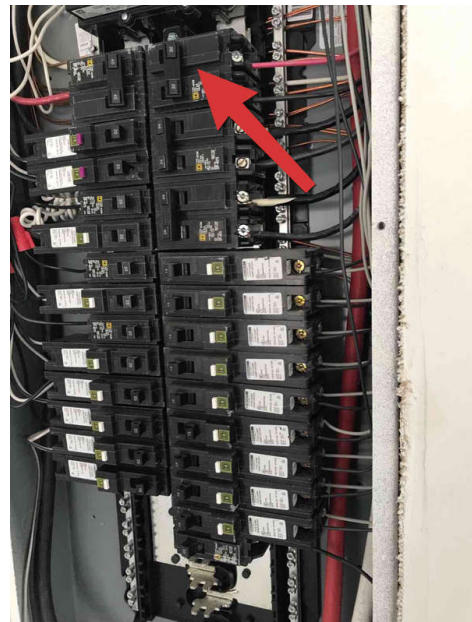
Most of the electrical wires were in the drywall running to the outlets switches and service panels. So I was unable to inspect the majority of the wiring.

Limitations

General

KITCHEN SWITCHES DOWN TO LAUNDRY

Kitchen switches by the oven were not operable for kitchen lighting. All switches fro, kitchen to the laundry room were not working at the time of inspection.



Breaker would flip when switches were hot,

Recommendations

5.3.1 Main, Service & Grounding, Main Overcurrent Device



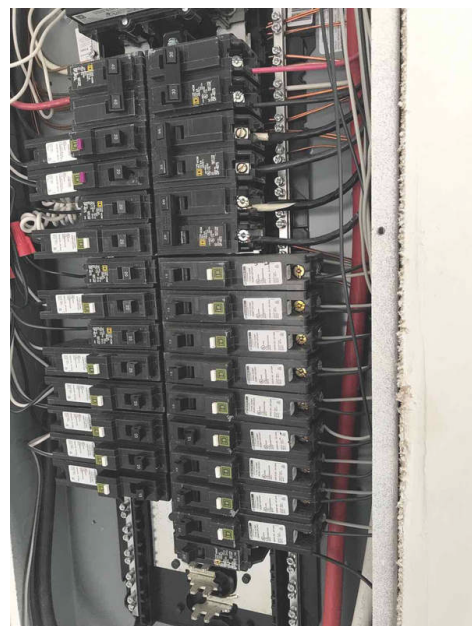
Deficient Item - Needs Addressed

BREAKER FLIPPED

Breaker would flip at panel when kitchen light switches and the related ones in other rooms. This is mentioned prior in the report.

Recommendation

Contact a qualified electrical contractor.



5.6.1 Smoke Detectors



Observations - Minor to Medium - address at your disclosure

ALWAYS TEST SD BEFORE MOVE

The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

Recommendation

Contact a qualified professional.

6: GARAGE

		IN	NI	NP	R
6.1	General	X			
6.2	Ceiling	X			
6.3	Walls & Firewalls	X			
6.4	Floor	X			X
6.5	Garage Door	X			
6.6	Garage Door Opener	X			
6.7	Occupant Door (From garage to inside of home)	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Garage Inspection Limitations

None

Floor: Garage Floor Type

Concrete Slab with Grooves

Garage Door: Material

Aluminum, Insulated

Garage Door: Type

Automatic

Garage Door Opener: Auto Reverse Sensors

Present

Garage Door Opener: Pressure Sensitive Reverse

Present and working

Occupant Door (From garage to inside of home): Fire Rated Door but not self closing

Recommendations

6.3.1 Walls & Firewalls

 Observations - Minor to Medium - address at your dislosure

SLIGHT INSTALLATION DAMAGE DRYWALL WITH A FEW AREAS UNFINISHED

Recommendation

Contact a qualified professional.



6.4.1 Floor

WATER SEAPAGE PRESENCE

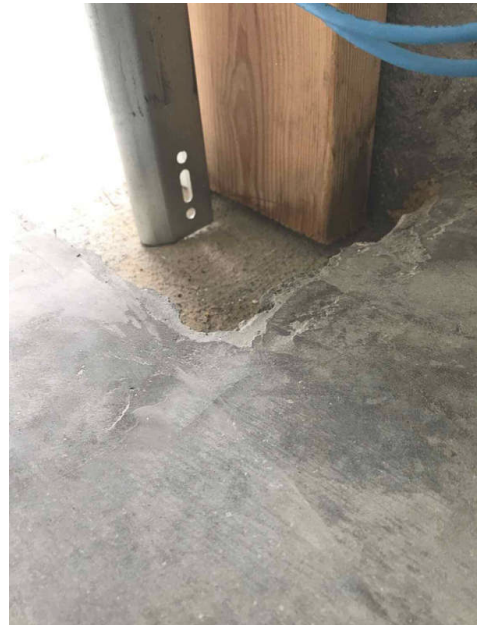
GARAGE

At the time of the inspection there was some water on the interior of the garage. I advise asking builder if it leaks every time and is it can be repaired.

Recommendation

Contact a qualified professional.

 Deficient Item - Needs Addressed



Water puddle in the garage

Base of wood framing showed light water stain

7: STRUCTURAL COMPONENTS

		IN	NI	NP	R
7.1	Attic Access Observations	X			
7.2	Roof Observations (Structural)	X			
7.3	Ceilings Observations (Structural)	X			
7.4	Walls Observations (Structural)	X			
7.5	Foundations and Floors	X			
7.6	Columns and/or Piers	X			

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Information

<p>Attic Access Observations: Method used to observe attic From entry</p>	<p>Attic Access Observations: Attic Access Attic access, Pull down stairs, Scuttle hole</p>	<p>Attic Access Observations: Attic Access Location Upstairs Hallway, Master Bathroom Closet Attic Access Location</p>
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<p>Attic Access Observations: Attic Limitations Limited Access, Ducts, Open Joist, Insulation</p>	<p>Roof Observations (Structural): Roof pitch 10/12 over 2 story sections and 6/12, 3/12 over 2 story sections.</p>	<p>Walls Observations (Structural): Walls (Structural) Wood- Some not visible</p>
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<p>Foundations and Floors: Foundation Poured concrete, Slab on Grade</p>	<p>Foundations and Floors: Floor/Slab Poured Slab</p>	<p>Columns and/or Piers: Columns and/or Piers Wood Columns</p>
---	--	---

Roof Observations (Structural): Roof (Structural)
Engineered wood trusses, Radiant Barrier Sheathing (RBS), Lateral bracing
Roof framing had wood slat sheathing but it appeared they had either OSB or plywood sheathing installed over it. Most of the framing was not visible.

Ceilings Observations (Structural): Ceilings (Structural)
Engineered Wood Truss, Not visible
Ceiling joist were of engineered wood trusses since the roofing system was framing with engineered trusses. The ceiling joist and roof rafters are pre-engineered offsite and then assembled when the roof is being framed. This is a common construction practice.

Most of the ceiling joist were not visible due to the insulation installed.

Recommendations

7.1.1 Attic Access Observations

Maintenance Item / Minor Recommendations

MISSING HATCH

Down stairs master bathroom closet was missing a hatch at the time of the inspection. I recommend asking builder if their is one.

Recommendation

Contact a handyman or DIY project



8: INSULATION AND VENTILATION

		IN	NI	NP	R
8.1	Ventilation of Attic	X			
8.2	Insulation / Vapor Barrier Observations	X			
8.3	Ventilation Fans and Thermostatic Controls in Attic	X			
8.4	Dryer Vent and Cover	X			
8.5	Bathroom Exhaust Fan & Vent	X			
8.6	Range Hood Exhaust Fan & Vent	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Insulation / Vapor Barrier Observations: Attic Insulation
Blown, Batt, Fiberglass



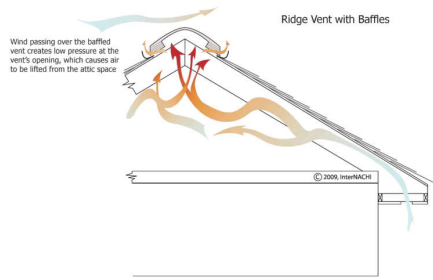
Insulation / Vapor Barrier Observations: Vapor Barrier
Not Visible

Dryer Vent and Cover: Dryer Vent Material and Power Source
Power Source: 220 Electric,
Material: Metal

Bathroom Exhaust Fan & Vent: Bathroom Exhaust Fan & Vent
Fan with light, Fan only

Range Hood Exhaust Fan & Vent: Range Hood Exhaust Fan & Vent
Recirculating

Ventilation of Attic: Ridge Vents - shingle over style pvc soffit vent



9: PLUMBING

		IN	NI	NP	R
9.1	Main Water Shut Off	X			
9.2	Fuel Supply and Distribution	X			X
9.3	Supply Branch Piping	X			
9.4	Drainage, Wastewater & Vent Piping	X			
9.5	Water Flow and Pressure	X			
9.6	Hot Water Temps	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Main Water Shut Off: Water Supply- Source
Public/municipal water supply

Main Water Shut Off: Water Supply- Service Piping Into The House
Not Visible

Fuel Supply and Distribution: Fuel Shutoff
Shut off at the gas meter

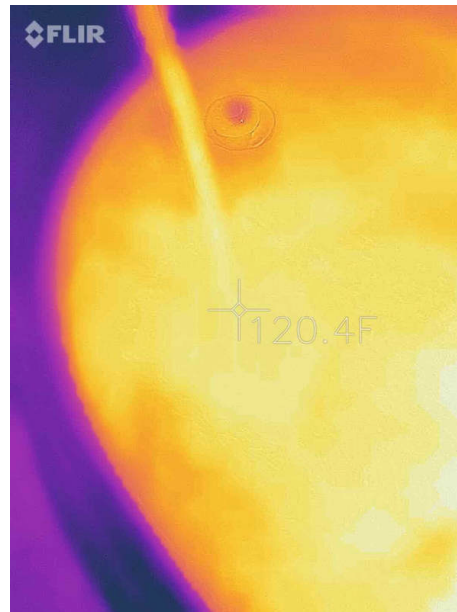
Fuel Supply and Distribution: Description of Fuel Piping
Corrugated Stainless Steel Tubing (CSST) for branch/distribution service, Galvanized /Metal

Supply Branch Piping: Supply Branch Piping Material
Readily visible water supply pipes are: Cross-linked polyethylene (PEX)

Drainage, Wastewater & Vent Piping: Description of DWV
PVC DWV sch 40

Water Flow and Pressure: Water Flow PSI
55

Hot Water Temps: Hot Water Temp
120 Degrees



Thermal Image shows 120 at time of inspection

Main Water Shut Off: Main Water Shut Location

Main water shut off valve located in garage.

I accidentally missed this item. If there is one on the interior let me know.



Recommendations

9.2.1 Fuel Supply and Distribution

 Maintenance Item / Minor Recommendation

PIPE CORROSION

RIGHT ELEVATION

Pipe corrosion found on fittings. I recommend monitoring and if problem gets bad call the gas company to evaluate and repair.

If corrosion gets bad it could mean 2 metals like copper and galvanized are connected and causing electrolysis.

Recommendation

Contact a qualified plumbing contractor.



10: WATER HEATER

		IN	NI	NP	R
10.1	Water Heater Observations	X			
10.2	Pressure Relief Observations	X			
10.3	Fuel Supply Observations	X			
10.4	Exhaust Piping Observations	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Water Heater Observations:

Location

Right Elevation
Exterior Wall

Water Heater Observations:

Water Heater Capacity

Tankless type

Pressure Relief Observations:

Pressure Relief Extension

Material

Cross-linked polyethylene (PEX)

Fuel Supply Observations: Fuel Source

[[Natural Gas]]This was an natural gas water heater.

Exhaust Piping Observations:

Description of Exhaust Piping

Tankless Water Heater Is Self Venting on the exterior

11: INTERIORS

		IN	NI	NP	R
11.1	Ceilings	X			
11.2	Walls	X			
11.3	Doors	X			
11.4	Windows	X			
11.5	Floors	X			
11.6	Outlet Observations	X			
11.7	Switch Observations	X			X
11.8	Light Fixture Observations	X			
11.9	Countertops & Cabinets	X			
11.10	Lavatories/Sinks Observations	X			
11.11	Toilet Observations	X			
11.12	Bathtub Observations	X			
11.13	Shower Observations	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Ceilings: Ceiling Material

Painted Drywall

Walls: Wall Material

Drywall

Doors: Door Material

Wood

Doors: Exterior Doors

Thermal Windows, Wood Doors

Windows: Window Type

Drop-down, Picture Windows

Windows: Window Material

Metal

Floors: Floor Coverings

Wood or engineered wood, Tile, Carpet

Countertops & Cabinets:

Countertop Material

Granite, Composite

Countertops & Cabinets:

Cabinetry Material

Metal

Outlet Observations: GFCI and AFCI outlets were found in the home

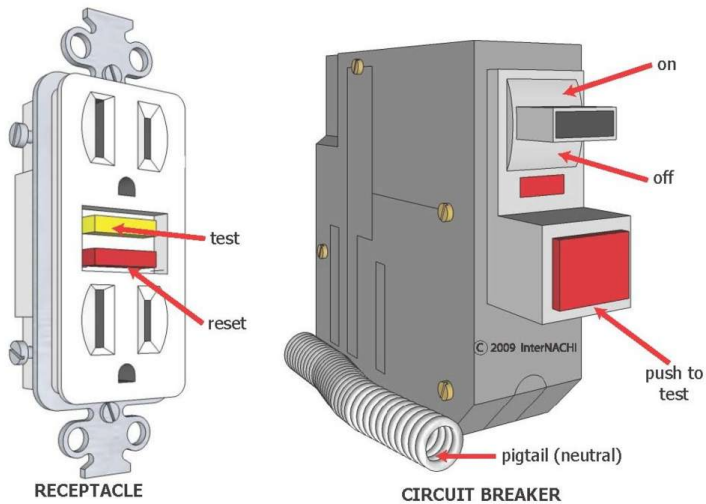
Kitchen

Multiple

If you lose power at an outlet, check all reset buttons in the home. If you do not find a reset button then check the service panel to see if one of the AFCI outlets tripped. This figure shows GFCI vs AFCI and the AFCI are found at service panel in the garage.

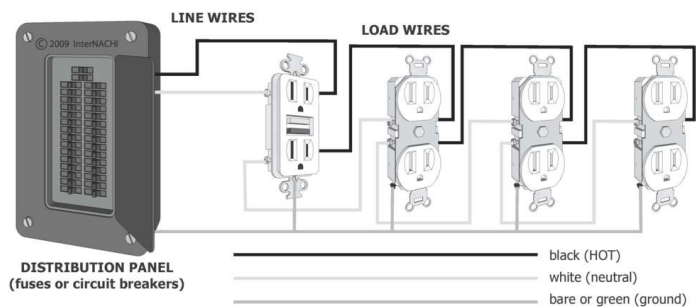
The 3 outlets shown in the photo attached are wired to an outlet beside the fridge instead of the one next to it. If one of these 3 GFCI outlets trip then check the reset GFCI by the fridge. The one to the right of these outlets on the same wall is not set in line with these. This is not a call out but an FYI.

Ground Fault Circuit Interrupters



Example

Ground Fault Receptacle Protecting Entire Branch Circuit



Limitations

Light Fixture Observations

FIXTURE NOT TESTED

Fixtures in rooms downstairs that had electrical problems with the switches were unable to be tested.

Recommendations

11.7.1 Switch

 Maintenance Item / Minor Recommendation

Observations

IMPROPER OR DAMAGED COVER PLATE

An Improper cover plate was noted at the time of the inspection. This safety hazard should be corrected by a qualified electrical contractor.

Recommendation

Contact a qualified professional.



11.7.2 Switch Observations

 Deficient Item - Needs Addressed

INOPERABLE SWITCH

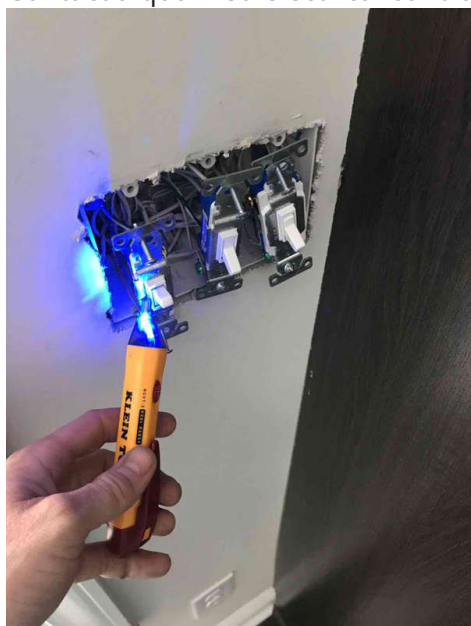
VARIOUS SWITCHES DOWNSTAIRS

A electrical switches next to the oven were Improperly operating at the time of the inspection and this can be a potential fire hazard. You should ask the seller about its operation. If you are unable to accurately confirm its functionality, you should have it examined by a qualified electrical contractor.

The switches on the kitchen half of the home to the laundry room did not work. Electricians are already informed.

Recommendation

Contact a qualified electrical contractor.



Cover needs to be placed over switches and they were not hot at the time of the inspection.

Switches are not hot

11.8.1 Light Fixture Observations

LIGHT FIXTURE NOT WORKING (ROOM)

VARIOUS

The light fixture in the kitchen with all room lining up on right elevation were not working due to the non working switches listed in the report.

Recommendation

Contact a qualified electrical contractor.

 Deficient Item - Needs Addressed

11.9.1

 Observations - Minor to Medium - address at your dislosure

Countertops & Cabinets

CABINET DOOR MISSING

One or more cabinet doors were missing. Recommend replacement.

Recommendation

Contact a qualified cabinet contractor.



Cabinet Door are Missing in Living Room

12: BUILT-IN APPLIANCES

		IN	NI	NP	R
12.1	Dishwasher	X			
12.2	Range/Oven/Cooktop	X			
12.3	Microwave	X			
12.4	Garbage Disposal	X			
12.5	Refridgerator	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Dishwasher: Dishwasher
Present

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

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Microwave: Exhaust Hood Type
Re-circulate

Microwave: Microwave
Present

Garbage Disposal: Garbage Disposal
Present

Refridgerator: Refridgerator
Present

Limitations

Range/Oven/Cooktop

OVENS WERE NOT TESTED DUE TO THE METERIALS INSIDE THEM

13: HEATING

		IN	NI	NP	R
13.1	Heating Equipment				
13.2	Vents, Flues & Chimneys	X			

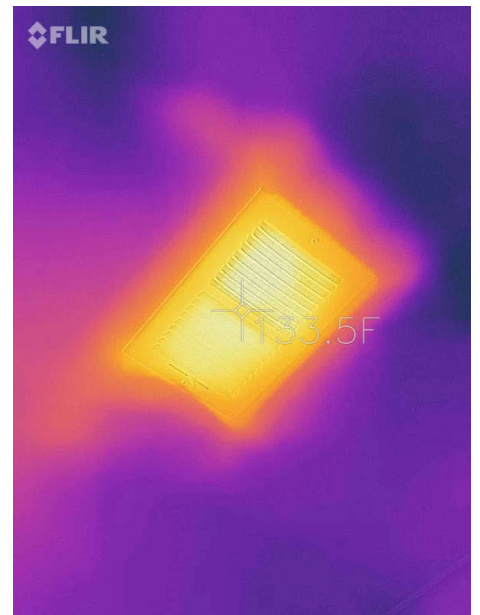
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Heating Equipment: Heat Type
Heat Pump, Forced Air

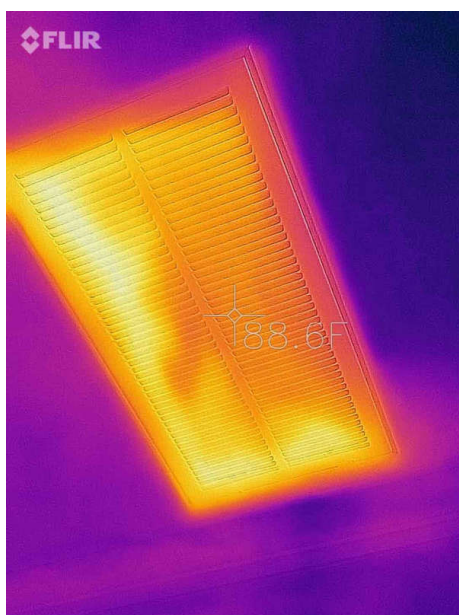
Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Heat Supply



133 degrees

Heating Equipment: Intake Return with heat on



88 degrees

Vents, Flues & Chimneys: Description of Vents/Flues/Chimneys
Metal Flue Pipe

14: AIR CONDITIONING

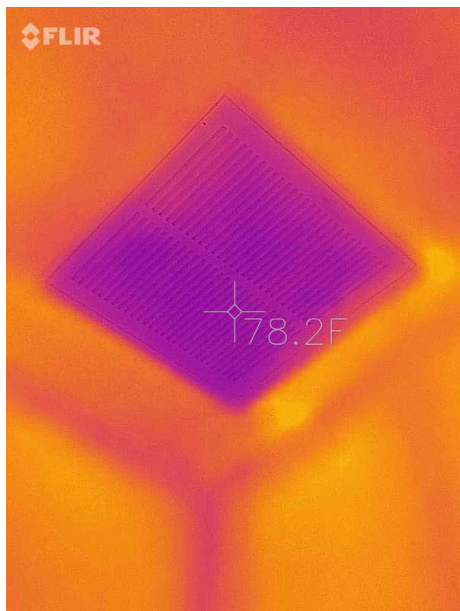
		IN	NI	NP	R
14.1	Disconnect Observations	X			
14.2	Exterior Equipment	X			
14.3	Suction Lines	X			
14.4	Cooling Equipment and Operation	X			
14.5	Condensate Drain	X			
14.6	Condensate Pan	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Suction Lines: Return Supply on Cool Setting

78 Degrees



Cooling Equipment and Operation: Cooling Type

Central Split System- Forced Air, Heat Pump- Forced Air

Cooling Equipment and Operation: Energy Source/Type

Electric, Central Air Conditioner, Heat Pump, Gas

Cooling Equipment and Operation: Digital Controls

Condensate Drain: Drain Material

PVC

Condensate Pan: Metal Drip Pan

Disconnect Observations: Disconnect- Description of Fuses or Circuit Breakers

Service pull disconnect, Breaker, 35 Amps (30 amp Min), 60 Amps



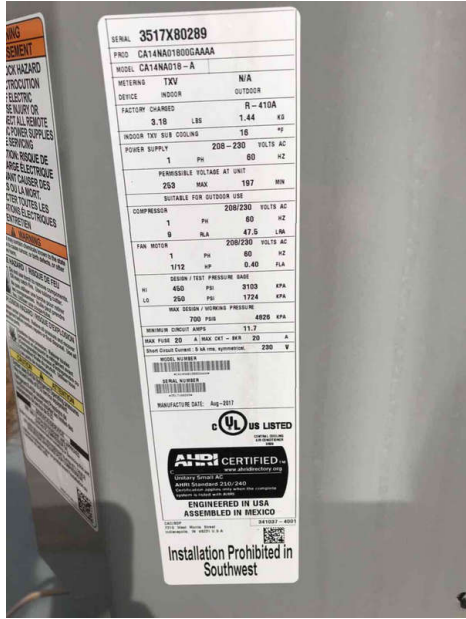
Pull disconnect rated at 60 amps is located above the heat pump



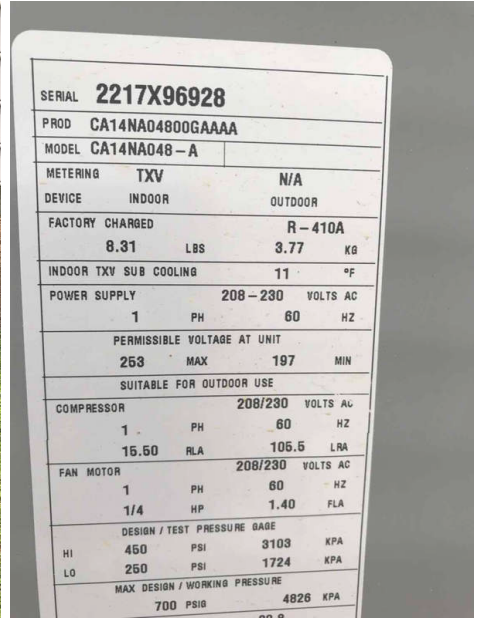
Heat Pump which also functions with AC

Exterior Equipment: Location

Left Side of Home, Right Side of Home



Carrier heat pump for upstairs is a 1.5 ton system



Carrier Heat Pump for down stairs is a 4 ton system

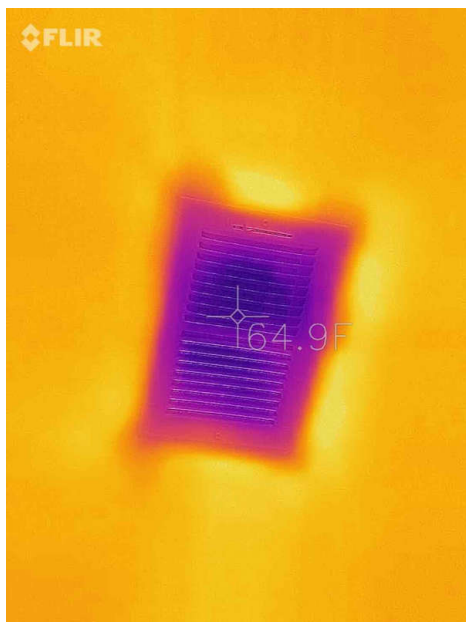


Cooling Equipment and Operation: Thermal Imaging

Register

64 Degree

Register output is 64 / The heat had just been on so there was still some heat coming through the duct.



Supply at 64

Recommendations

14.4.1 Cooling Equipment and Operation

Observations - Minor to Medium - address at your dislosure

NO ELECTRICITY TO DIGITAL THERMOSTAT

MASTER BEDROOM

The electrical controls to the master bedroom thermostat did not work. Recommend having HVAC contractor determine repair.

Recommendation

Contact a qualified professional.

14.6.1 Condensate Pan

Deficient Item - Needs Addressed

COPPER LINE FROM AIR HANDLER LEAKING INTO DRIP PAN

AIR HANDLER IN ATTIC

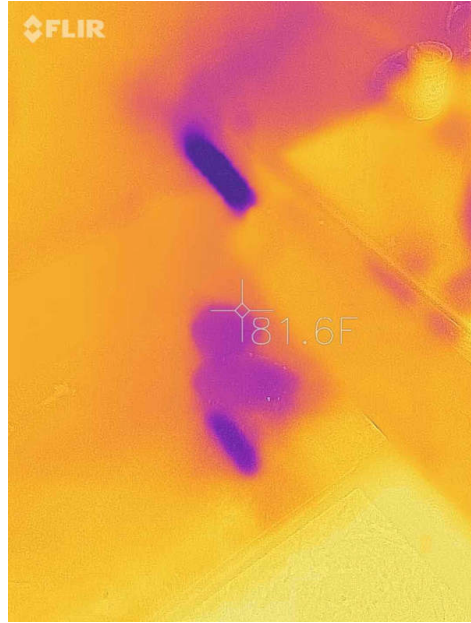
Copper line actively leaking into pan at time of inspection when AC was functioning. Recommend having build review and repair.

Recommendation

Contact a qualified HVAC professional.



Water in pan from leaking copper. Piping



Thermal Image of leak

15: THERMOSTATS, FILTERS AND DISTRIBUTION

		IN	NI	NP	R
15.1	Heating & Cooling Distribution	X			X
15.2	Thermostat Observations				
15.3	Filter Observations	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Heating & Cooling Distribution: Filter Observations: Description

Description Distribution of Filter
 Flex ducting in attic visible at the time of inspection., Insulated Disposable

Thermostat Observations: Thermostat

Digital

Digital - programmable type, The heating and/or cooling system was controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times. Thermostats are not checked for calibration or timed functions.

Analog, non-programmable type, non-programmable thermostats have no energy saving capabilities as do programmable thermostats. Recommend an upgrade to a modern, digital programmable thermostat. This could yield a saving of up to \$180 per year in energy costs. Thermostats are not checked for calibration or timed functions.

Recommendations

15.1.1 Heating & Cooling Distribution

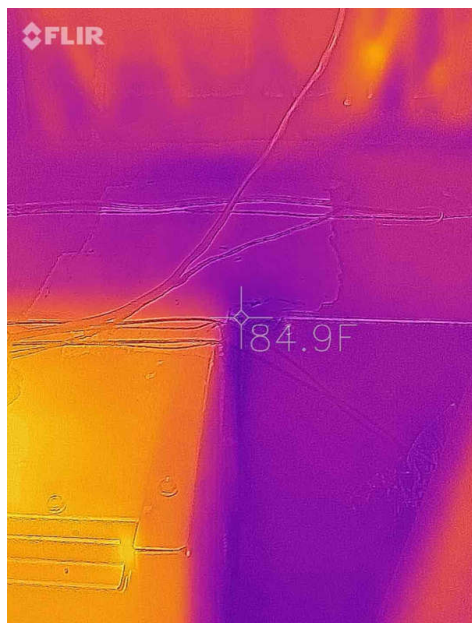
 Observations - Minor to Medium - address at your dislosrue

LOOSE CONNECTION

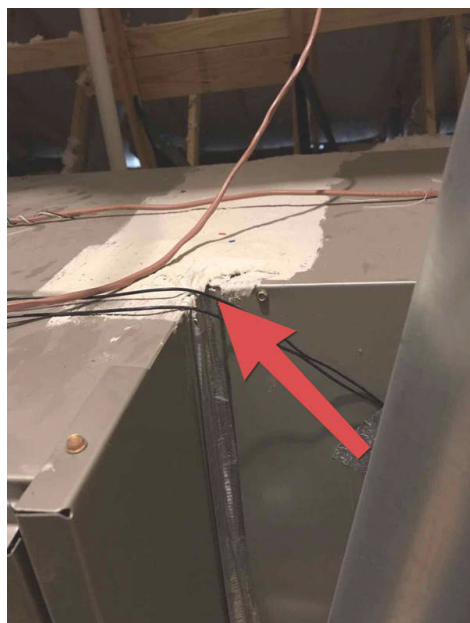
There is a loose connection on central air handler and cool air was leaking. This can cause rust. Recommend HVAC tech repair.

Recommendation

Contact a qualified HVAC professional.



LEaking air can cause rust



Loose Connection that needs to be sealed due to cold air leaking

STANDARDS OF PRACTICE

Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily

accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.