



RESIDENTIAL INSPECTION REPORT

1234 Main St.
Chilhowie VA 24319

Buyer Name
12/11/2018 9:00AM



Inspector
Joshua Lewis



Licensed Home Inspector (VA & TN)
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Agent

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This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Please Read All Components

This report includes multiple sections and areas of information, each section has limitation headers.

While the summary typically covers the report there is limitation that you should be aware of.

It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

SUMMARY

- ⊖ 1.1.1 Inspection Details - Structure Details: Mid-1980s and older
- 🔧 2.2.1 Roof - Gutters/drains: Clogged gutters/downspouts
- ⊖ 2.2.2 Roof - Gutters/drains: Damaged/missing
- ⊖ 3.1.1 Exterior - General: Expansion Cracks in Masonry Wall
- ⊖ 3.5.1 Exterior - Windows and Door: Broken Window
- ⊖ 3.9.1 Exterior - Stairs/Handrails/Guardrails: Guardrails Too low
- ⊖ 4.1.1 Interiors - Electrical: Light switch loose
- ⚠️ 4.1.2 Interiors - Electrical: Hot-Neutral Reverse
- ⚠️ 4.3.1 Interiors - Smoke and CO alarms: Carbon Monoxide Alarms Not Present
- ⊖ 4.4.1 Interiors - Windows and Door: Window-Double pane seal
- ⊖ 5.2.1 Plumbing - Supply Lines: Pre-1986
- ⚠️ 6.1.1 Water Heater - Water Heater: TPR Drain Missing
- ⊖ 6.1.2 Water Heater - Water Heater: Exceeds Life Expectancy
- ⚠️ 6.1.3 Water Heater - Water Heater: Temperature >120
- ⚠️ 7.1.1 Electrical - Electric Panel: Wire Not Terminated
- ⚠️ 7.3.1 Electrical - Circuit Breakers: Double Tap
- ⊖ 8.2.1 HVAC - Condensing Unit (Left): Near life expectancy
- ⊖ 8.2.2 HVAC - Condensing Unit (Left): Not Level
- ⊖ 8.3.1 HVAC - Condensing Unit (Right): Near life expectancy
- ⊖ 10.2.1 Appliances - Dishwasher: Dishwasher Controls
- ⊖ 11.2.1 Bathrooms - Cabinets: Microbial Growth-minor
- ⊖ 11.4.1 Bathrooms - Exhaust Fan: Not Present with Shower
- ⊖ 14.5.1 Attic - Ventilation: Damaged Screen
- ⊖ 15.1.1 Detached Garage - Carport-Detached Garage: Erosion Observed

1: INSPECTION DETAILS

Information

Start Time

8:45AM

Ground Condition

Wet

In Attendance

N/A

Property Occupancy

but furnishings or stored items present, No

Temperature

40 Fahrenheit

Weather Condition

Cloudy

Recent Rainfall

Unknown

Structure Details: Structures Inspected

House

Structure Details: Type of Structure

Single Family

Structure Details: Age of the Structure

43

Structure Details: Foundation Type

Crawlspace

Structure Details: Structure Faces

West

Structure Details: Utilities

All Utilities on, Propane off

The following items have been excluded from the inspection.

Private septic system,
Outbuilding, Detached Garage

Important Information

This home inspection does not include a review for compliance with regulatory requirements (Virginia Uniform Statewide Building Code or other codes, regulations, laws, ordinances, etc. The home inspection report is based upon visual observation of existing conditions of the inspected property at the time of the inspection and is not intended to be, or to be construed as, a guarantee, warranty, or any form of insurance. This provision does not prevent a home inspector from offering a separate guarantee, warranty, or any form of insurance if he so chooses.

This inspection report does not represent compliance or noncompliance with any regulatory requirements or does, including federal, state of Virginia, or local county government laws and ordinances. Verification of local county building permits for any home remodeling or additions is beyond the scope of this home inspection and report.

Building Codes

Building codes are not enforced in real estate transactions. In other words, homes are not required to be brought-up-to-date when they are sold. A home requires compliance with the building code that was in effect, and as interpreted by the municipality jurisdiction at the time of the home building construction. Also, homes should comply with codes in effect at the time of any *remodeling or alterations*, as evaluated by municipal inspectors when permits are in effect.

It is impractical for a Home Inspector to determine what building code was in effect when the home was built or remodeled and it is impossible for the Home Inspector to know how the code was interpreted and enforced at that time. Your Inspector does make every effort to identify important health and safety issues or concerns that can be mitigated by upgrading to current accepted residential construction and safety best practices.

Keep in mind that it is common for a home to have had repairs or remodeling that may not have been *performed with municipal building permits*. **Researching the history of building permits is also beyond the scope of a general Home Inspection**

Inspection Definitions

"General Home Inspection Report" shall identify, in written format, defects within specific systems and components defined by the Standards of Practice that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

"Home inspection" means any inspection of a residential building for compensation conducted by a licensed home inspector. A home inspection shall include a written evaluation of the readily accessible components of a residential building, including heating, cooling, plumbing, and electrical systems; structural components; foundation; roof; masonry structure; exterior and interior components; and other related residential housing components. A home inspection may be limited in scope as provided in a home inspection contract, provided that such contract is not inconsistent with the provisions of this chapter or the regulations of the Board.

"Home inspector" means a person who meets the criteria of education, experience, and testing required by the Commonwealth of Virginia Board for Asbestos, Lead, and Home Inspectors.

"Material Defect" is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

"Residential building" means, for the purposes of home inspection, a structure consisting of one to four dwelling units used or occupied, or intended to be used or occupied, for residential purposes.

A complete list of Definitions is provided in the Standards of Practice document.

Due Diligence

Some repairs may be complex and there may be additional concerns that cannot be seen or discovered during this inspection. Therefore, Angle Square Inspections LLC highly recommends all of the following items to be addressed or reviewed further by licensed contractors or maintenance professionals prior to the purchase of the property so that you will be fully aware of the depth of repair for each particular concern.

Standards of Practice

This inspection complies with the Minimum Standards Outlined by the Virginia Board of Asbestos, Lead, and Home Inspectors and InterNACHI. Links to these standard are listed below.

[Virginia Board for Asbestos, Lead, and Home Inspectors](#)

[InterNACH Standards of Practice](#)

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.

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.

Deficiencies = 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 is 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.

Notice to Third Parties or Other Purchasers

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. 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.

Items Not Inspected / Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components / appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, treated lumber, Chinese drywall, mercury, or carbon monoxide.

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

Structure Details

OCCUPIED

Some areas and items at this property were obscured by furniture, stored items, or debris. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Recommendations

1.1.1 Structure Details



MID-1980S AND OLDER

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

Recommendation

Contact a qualified professional.

2: ROOF

		IN	NI	NP	R
2.1	General	X			
2.2	Gutters/drains	X			X
2.3	Flashing/Vents	X			

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

Information

General: Roof Type

A-Frame

General: Roof covering

Metal

General: Roof Drainage

Gutter system

General: Roof Inspection method

Viewed from ground with binoculars, Viewed from eaves with ladder

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 Pictures



Limitations

General

COULDN'T TRAVERSE

Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to *type of roof covering (slippery or fragile) / roof configuration (steep or very high) / slippery conditions*, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface

Recommendations

2.2.1 Gutters/drains

 Maintenance/Monitor

**CLOGGED
GUTTERS/DOWNSPOUTS**

EXTERIOR LEFT & RIGHT

Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

Recommendation

Recommended DIY Project



2.2.2 Gutters/drains

 Deficiencies

DAMAGED/MISSING

EXTERIOR RIGHT

One or more gutters or downspouts were damaged or missing. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



3: EXTERIOR

		IN	NI	NP	R
3.1	General	X			X
3.2	Driveway, Walkway, Patio	X			
3.3	Exterior issues	X			
3.4	Electrical	X			
3.5	Windows and Door	X			X
3.6	Soffit and Fascia	X			
3.7	Gutters and Flashing	X			
3.8	Deck	X			
3.9	Stairs/Handrails/Guardrails	X			

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

Information

General: Foundation Material

Concrete, Block

General: Exterior wall structure

Brick

General: Wall Covering

Brick Veneer

General: Driveway Material

Gravel

General: Exterior doors

Wood with window

General: Fencing

N/A

General: Garage Door Material

N/A

General: Sidewalk/Patio Material

Wood, Aggregate

General: Vehicle Parking

Driveway

Recommendations

3.1.1 General

EXPANSION CRACKS IN MASONRY WALL

EXTERIOR



Expansive cracks are often seen above and around window and door openings where the opening itself relieves the crack. This type of crack has a consistent width and it is this that distinguishes from other more serious cracks. An expansive crack is of no real structural significance, although it may allow water into the cavity in brick built houses, and subsequent cause deterioration of the wall ties. Therefore filling the crack with a mastic or sealastic compound is recommended.

Recommendation

Contact a qualified professional.



3.5.1 Windows and Door

BROKEN WINDOW

BASEMENT EXTERIOR DOOR

The interior window pane of the basement exterior door is broken. A licensed window repair contractor should replace the glass as needed.

Recommendation

Contact a qualified window repair/installation contractor.



3.9.1 Stairs/Handrails/Guardrails

GUARDRAILS TOO LOW

EXTERIOR (VARIOUS)

Deck guardrails at one or more locations with drop-offs higher than 30 inches were too low. This poses a fall hazard. Guardrails should be at least 36 inches in height.

Recommendation

Contact a qualified professional.



4: INTERIORS

		IN	NI	NP	R
4.1	Electrical	X			
4.2	Floors, Walls, Ceilings	X			
4.3	Smoke and CO alarms	X			X
4.4	Windows and Door	X			X

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

Information

Floors, Walls, Ceilings: Wall material/covering

Drywall

Smoke and CO alarms: Smoke Alarms Present

Yes, Too few

Limitations

Floors, Walls, Ceilings

FURNITURE/STORED ITEMS

There is furniture or stored items restricting views of wall areas. Once items are moved areas should be evaluated.

Smoke and CO alarms

SMOKE ALARM NOT OPERABLE

The smoke alarm was missing a battery at the time of inspection, therefore the smoke alarm was not testing at the time of the inspection.

Recommendations

4.1.1 Electrical

LIGHT SWITCH LOOSE

MAIN LEVEL (ADJACENT TO STAIRS)

The existing light switch is installed in a way that it is not secured in the junction box. It is recommended to have a Certified Electrical Contractor make the necessary repairs.

Recommendation

Contact a qualified electrical contractor.



4.1.2 Electrical

HOT-NEUTRAL REVERSE

UPSTAIRS BEDROOM



One or more electric receptacles had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Recommend that a qualified electrician repair as necessary.

Recommendation

Contact a qualified electrical contractor.



4.3.1 Smoke and CO alarms

CARBON MONOXIDE ALARMS NOT PRESENT

MAIN LEVEL

No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations.

Recommendation

Contact a qualified electrical contractor.



4.4.1 Windows and Door

WINDOW-DOUBLE PANE SEAL

KITCHEN

Seals between double-pane glass in one or more windows appear to have failed based on condensation or stains between the panes of glass. A qualified contractor should evaluate and replace glass where necessary.

The client(s) should be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Windows or glass doors other than those that the inspector identified may also have failed seals and need glass replaced too.

Recommendation

Contact a qualified window repair/installation contractor.



5: PLUMBING

		IN	NI	NP	R
5.1	General	X			
5.2	Supply Lines	X			
5.3	Drain and Waste	X			
5.4	Main Water	X			

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

Information

General: Location of Main Shut off

Crawlspace

General: Water Pressure

42 PSI

General: Location of Water meter

N/A (Well)

General: Location of main fuel shut off

Above Ground Tank

General: Service Pipe to house

Not Visible

General: Interior Supply piping

Copper, Where Visible

General: Water Source

Private Well

General: Drain Pipe

PVC

General: Vent Pipe

PVC

General: Waste Pipe

PVC

General: Plumbing In Walls

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

Recommendations

5.2.1 Supply Lines

 Deficiencies

PRE-1986

Copper water supply pipes in homes built prior to 1986 may be joined with solder that contains lead. Lead is a known health hazard, especially for children. Laws were passed in 1985 prohibiting the use of lead in solder, but prior to that solder normally contained about 50 percent lead. The client(s) should be aware of this, especially if children will be living in this structure. Evaluating for the presence of lead in this structure is not included in this inspection. The client(s) should consider having a qualified lab test for lead, and if necessary take steps to reduce or remove lead from the water supply. Various solutions such as these may be advised:

- Flush water taps or faucets. Do not drink water that has been sitting in the plumbing lines for more than six hours.
- Install appropriate filters at points of use.
- Use only cold water for cooking and drinking. Hot water dissolves lead more quickly than cold water.
- Use bottled or distilled water.
- Treat well water to make it less corrosive.
- Have a qualified plumbing contractor replace supply pipes and/or plumbing components as necessary.

<http://www.epa.gov/safewater/lead/index.html>

Recommendation

Contact a qualified plumbing contractor.

6: WATER HEATER

		IN	NI	NP	R
6.1	Water Heater	X			X

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

Information

Water Heater: Serial # 9939114458	Water Heater: Model # E2F80HD045V	Water Heater: Estimated Age 19 Years
Water Heater: Energy Source Electric	Water Heater: Manufacturer U.S. Craftmaster	Water Heater: Location Basement
Water Heater: Water Temperature 146 Degrees	Water Heater: Capacity 80	Water Heater: Type Tank

Limitations

Water Heater

PERMANENT ENCLOSURE

The water heater is located inside a permanently or semi-permanently installed enclosure which the inspector didn't open or remove. The inspector was unable to fully evaluate the water heater.

Recommendations

6.1.1 Water Heater

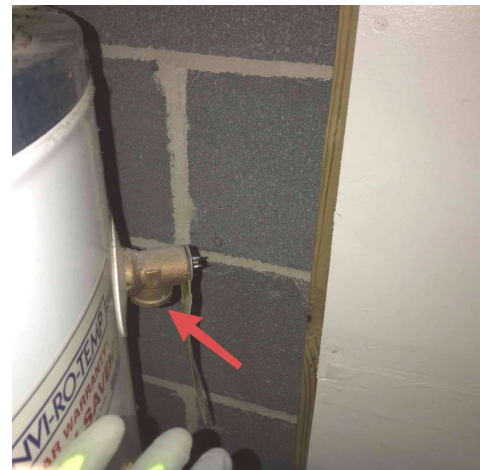
TPR DRAIN MISSING

BASEMENT

No drain line is installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. A qualified plumber should install a drain line as per standard building practices. For example, extending to 6 inches from the floor, or routed so as to drain outside.

Recommendation

Contact a qualified plumbing contractor.



6.1.2 Water Heater

EXCEEDS LIFE EXPECTANCY

BASEMENT

The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.



Recommendation

Contact a qualified plumbing contractor.

6.1.3 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.



7: ELECTRICAL

		IN	NI	NP	R
7.1	Electric Panel	X			X
7.2	Branch Wiring	X			
7.3	Circuit Breakers	X			X
7.4	Meter	X			
7.5	Service Wires	X			

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

Information

Electric Panel: Amperage
200

Electric Panel: Panel Manufacturer
ITE

Electric Panel: Protection Breakers

Electric Panel: Service Type
Underground

Electric Panel: Service Voltage
120/240

Electric Panel: Branch Wiring
Copper

Electric Panel: Location of Main Disconnect
Top of Panel

Electric Panel: Service Conductor
Multi-strain Aluminum

Electric Panel: System Grounding
Cold water Line

Electric Panel: Location of Main Panel
Basement (Adjacent to Laundry)

Recommendations

7.1.1 Electric Panel

 Safety/Immediate Attention

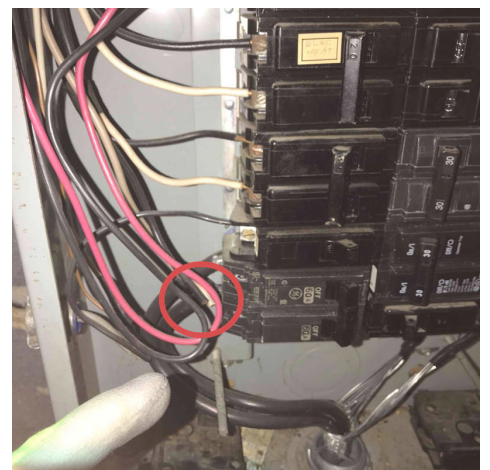
WIRE NOT TERMINATED

BASEMENT

One or more wires inside panel were loose, and were not terminated. This poses a safety hazard for shock and/or fire. Recommend that a qualified electrician remove any abandoned wiring or repair as necessary. For example, by trimming wires to length and installing wire nuts.

Recommendation

Contact a qualified electrical contractor.



7.3.1 Circuit Breakers

 Safety/Immediate Attention

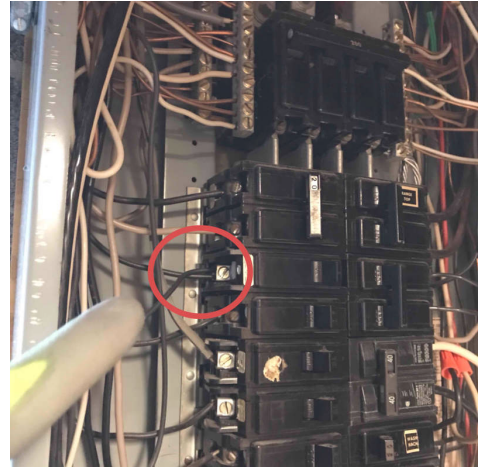
DOUBLE TAP

BASEMENT

One or more circuit breakers in panel were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary.

Recommendation

Contact a qualified electrical contractor.



8: HVAC

		IN	NI	NP	R
8.1	General				
8.2	Condensing Unit (Left)	X			X
8.3	Condensing Unit (Right)	X			X
8.4	Air Handler (Attic)	X			
8.5	Air Handler (Crawlspace)	X			
8.6	Duct Work	X			

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

Information

General: Cooling source

Electric

General: Heat Source

Electric

General: Distribution

Flex Duct, Sheet Metal Duct

General: A/C Type

Heat Pump

General: Heat Type

Heat Pump, Forced Air

General: Last Service Date

No Provided

Condensing Unit (Left):

Estimated Age Condensing Unit

12 Year(s)

Condensing Unit (Left):

Condenser Model #

4TWX624B1000AA

Condensing Unit (Left):

Condenser Serial #

62351KG2F

Condensing Unit (Left):

Manufacturer

Trane

Condensing Unit (Right):

Estimated Age Condensing Unit

12

Condensing Unit (Right):

Condenser Model #

4TWX6036B1000AA

Condensing Unit (Right):

Condenser Serial #

62748AY2F

Condensing Unit (Right):

Manufacturer

Trane

Air Handler (Attic): Estimate Age

Air Handler

12

Air Handler (Attic): Air Handler

Model #

4TEE3F31A1000AC

Air Handler (Attic): Air Handler

Serial #

6301JDE2V

Air Handler (Attic): Filter

Location

Ceiling (Below Unit)

Air Handler (Attic):

Manufacturer

Trane

Air Handler (Crawlspace):

Estimate Age Air Handler

13 Year(s)

Air Handler (Crawlspace): Air

Handler Model #

4TEE3F37A1000AB

Air Handler (Crawlspace): Air

Handler Serial #

5214LX62V

Air Handler (Crawlspace): Filter

Location

Floor

Air Handler (Crawlspace):

Manufacturer

Trane

General: Temperature Differential

31 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.

Limitations

General

TEMPERATURE <65 DEGREES

The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

Recommendations

8.2.1 Condensing Unit (Left)

**NEAR LIFE EXPECTANCY**

EXTERIOR LEFT

The estimated useful life for air conditioning compressors is 8 to 15 years. This unit appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future. (This is dependent upon the manufacturer and environmental conditions.) It is recommended to have a Licensed HVAC technician complete a more invasive inspection.

Recommendation

Contact a qualified HVAC professional.

8.2.2 Condensing Unit (Left)

**NOT LEVEL**

EXTERIOR LEFT

The outside condensing unit is not level. Damage may occur if it is more than ten degrees off from level. A qualified contractor should evaluate and make repairs as necessary, such as replacing the pad that the condensing unit is installed on.

Recommendation

Contact a qualified HVAC professional.



8.3.1 Condensing Unit (Right)

**NEAR LIFE EXPECTANCY**

The estimated useful life for air conditioning compressors is 8 to 15 years. This unit appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the near future. (This is dependent upon the manufacturer and environmental conditions.) It is recommended to have a Licensed HVAC technician complete a more invasive inspection.

Recommendation

Contact a qualified HVAC professional.

9: KITCHEN

		IN	NI	NP	R
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

R = Recommendations

10: APPLIANCES

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

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

Information

General: Dishwasher

Maytag

General: Disposer

N/A

General: Microwave

Samsung

General: Oven

Samsung

General: Refrigerator

General Electric

General: Stove

Samsung

Refrigerator: Chiller and freezer

temp

21

Limitations

Range-Cooktop-Oven

RANGE/OVEN NOT TESTED

The Range / Oven was off at the time of inspection. The client(s) should ask the property owner(s) about this, and if necessary, the range / oven should be replaced, or a qualified appliance technician should evaluate and repair.

Recommendations

10.2.1 Dishwasher

DISHWASHER CONTROLS

KITCHEN

The controls for the dishwasher did not function as expected. The control panel for the dishwasher should be evaluated. The client(s) should ask the property owner(s) about this, and if necessary, the dishwasher should be replaced, or a qualified appliance technician should evaluate and repair.

Recommendation

Contact a qualified appliance repair professional.



11: BATHROOMS

		IN	NI	NP	R
11.1	Bathub	X			
11.2	Cabinets	X			X
11.3	Electrical	X			
11.4	Exhaust Fan	X		X	
11.5	Flooring	X			
11.6	Shower	X			
11.7	Sink/countertop	X			
11.8	Toilets	X			
11.9	Wall	X			

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

Recommendations

11.2.1 Cabinets

 Deficiencies

MICROBIAL GROWTH-MINOR

MAIN LEVEL BATHROOM

There is minor surface microbial growth within one bathroom cabinet (main level). The cabinet should be cleaned with a microbial growth cleaner.

Recommendation

Recommended DIY Project

11.4.1 Exhaust Fan

 Deficiencies

NOT PRESENT WITH SHOWER

MAIN LEVEL AND UPSTAIRS BATHROOM

One or more bathrooms with a shower do not have an exhaust fan installed. Moisture accumulation will occur and may damage the structure. Even if the bathroom has a window that opens, it likely does not provide adequate ventilation, especially during cold weather when the window is closed. A qualified contractor should install exhaust fans as per standard building practices where missing in bathrooms with showers. (An exhaust fan may not have been required when the home was built, it is recommended to add an exhaust fan)

Recommendation

Contact a qualified general contractor.

12: LAUNDRY

		IN	NI	NP	R
12.1	General			X	

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

Information

General: Dryer Manufacturer
N/A

General: Washer Manufacturer
N/A

13: CRAWLSPACE / BASEMENT

		IN	NI	NP	R
13.1	General	X			
13.2	Plumbing-Electrical	X			
13.3	Substructure	X			
13.4	Ventilation-Insulation	X			

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

Information

General: Beam Material

Solid wood

General: Floor structure

Wood truss

General: Inspection Method

Traversed

General: Insulation material

Fiberglass rolled

General: Pier/Support material

Concrete Block

General: Vapor Barrier present

Partial

Limitations

General

INACCESSIBLE AREAS

All / Some sections of the crawl space were not evaluated due to lack of access because under-floor insulation was obscuring / the hatch was stuck shut / the hatch was closed with permanent fasteners / the hatch was inaccessible / the crawl space vertical height was under 18 inches / ducts or pipes were blocking / stored items were blocking / live or dead vermin were present / there was apparent recent chemical treatment / standing water was found. The condition of these areas is unknown and they are excluded from this inspection. Recommend that conditions be corrected to allow a full evaluation of all crawl space areas.

General

PARTIAL TRAVERSE

The attic was only able to be partially traversed due to height, framing configuration, insulation levels, ductwork, or a combination of any of the afore-mentioned. The inspector makes every attempt to traverse the entire attic, except in instances where the inspector feels personal harm or and damage to HVAC components/ceiling surfaces may occur.

14: ATTIC

		IN	NI	NP	R
14.1	General	X			
14.2	Attic Hatch	X			
14.3	Electrical	X			
14.4	Insulation	X			
14.5	Ventilation	X			X

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

Information

General: Inspection Method
Traversed

General: Insulation Material
Fiberglass Batt/roll

General: Roof Structure
Rafters

Limitations

General

AREAS INACCESSIBLE

Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

Recommendations

14.5.1 Ventilation

 Deficiencies

DAMAGED SCREEN

ATTIC

One or more attic or roof vent screens were missing, deteriorated or substandard. Recommend that a qualified person replace or repair screens as necessary to prevent birds or vermin from entering the attic.

Recommendation

Contact a qualified general contractor.



15: DETACHED GARAGE

		IN	NI	NP	R
15.1	Carport-Detached Garage	X			

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

Recommendations

15.1.1 Carport-Detached Garage



EROSION OBSERVED

Erosion has created voids beneath the slab on the outer sections of the slab. No signs of structural issues were observed at the time of inspection. Further evaluation by a qualified contractor is recommended.

Recommendation

Contact a qualified professional.

