SUMMARY

1234 Main St.Anamosa IA 52205
Buyer Name
05/19/2019 9:00AM

Royal Home Inspections, LLC
ASHI, InterNACHI Certified...
Royal Home Inspections, LLC
319-462-3929
office@royalhomeinspectionsllc.com

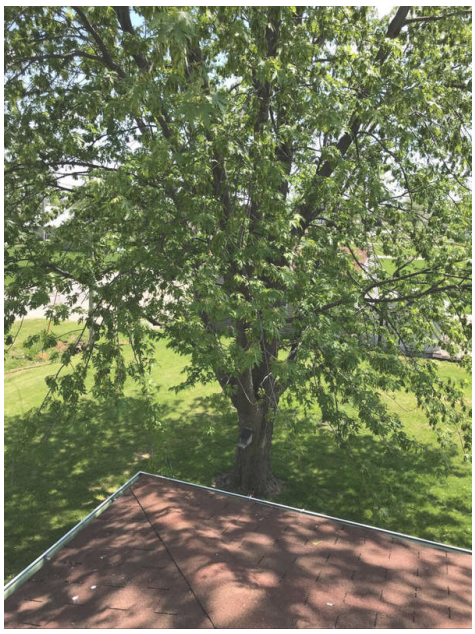
2.1.2 Roof Structure/Covering

ASPHALT SHINGLE, TREE OVERHANG

Recommendation

Tree limbs overhanging the roof of the home can shorten the life of your roof covering by up to 50%. The increase in debri can also cause increased gutter daming which slows or stops water drainage away from home. Recommend contacting a tree service to cut back branches to alleviate these possible issues.

Recommendation
Contact a qualified tree service company.



2.1.3 Roof Structure/Covering

MISSING SHINGLE.

Recommendation

Missing shingles observed at the time inspection. Recommend repair or replacement as a missing shingle could allow water penetration into structure

Recommendation
Contact a qualified roofing professional.

2.4.1 Roof Drainage System

GUTTERS, DISCHARGE TO FOUNDATION OR SLAB

Recommendation

One or more downspouts discharged roof drainage next to the foundation or slab. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage 4 to 6 feet from the foundation.

Recommendation
Contact a qualified gutter contractor

2.5.1 Chimney at Roof

ADD SPARK ARRESTOR

Recommendation

The chimney(s) had no spark arrestor. The Inspector recommends that all chimneys have an approved spark arrestor installed by a qualified contractor to prevent pest entry and to help protect the roof-covering materials from potential chimney-source ignition.

Recommendation
Contact a qualified chimney contractor.

2.5.2 Chimney at Roof

Recommendation

SEVERELY DETERIORATED BRICK/MORTAR

The brick chimney had severely deteriorated brick and mortar. The Inspector recommends that an evaluation and any necessary work be performed by a qualified masonry contractor.

Recommendation

Contact a qualified chimney contractor.

2.5.3 Chimney at Roof

SPALLING BRICK

Recommendation

The brick chimney exhibited brick spalling, crumbling, or delamination of the brick face. This is typically caused by a combination of moisture absorption and improper mortar mix design. This deterioration will probably continue unless the problem is identified and corrected. The inspector recommends that an evaluation and any necessary work be performed by a qualified masonry contractor.

Recommendation

Contact a qualified chimney contractor.

3.2.1 3 Window Exteriors

WINDOW FRAMING, MOISTURE DAMAGE PEELING PAINT.

Recommendation

Moisture damage/peeling paint. shown on window framing at the time of inspection. Moderate deterioration of wooden components. Recommend replacement of damaged areas and sealed to prevent future damage.

Recommendation

Contact a qualified professional.

3.3.1 4 Soffits Facia and Trim

PEELING PAINT, BARE WOOD

Recommendation

Trim had peeling paint and bare wood exposed to weather. Dry, cracked wood was visible in areas. To avoid the need for replacement, repair and paint this trim soon. All work should be performed by a qualified contractor.

Recommendation
Contact a qualified painting contractor.



3.3.2 4 Soffits Facia and Trim

FACIA DETERIORATION

Recommendation

Facia deterioration Was observed at the time inspection. This deterioration can allow for waters, or birds/pest to enter the home. Recommend sealing exposed and Bare wood.

Recommendation
Contact a qualified professional.


3.7.1 9 Electrical Service to property

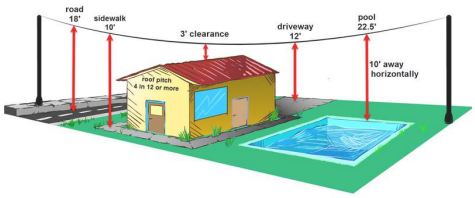
CLEARANCE <10' ABOVE WALKING SURFACE

Recommendation

The overhead service-drop conductors have inadequate height clearance above a walking surface. Safe building practices require 10 feet (3m) clearance above walking surfaces (including decks , stairs, and balconies). The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with your electrical service provider to discuss options and costs for correction. Any work on the service conductors should be performed by a qualified personnel only.

Recommendation

Contact a qualified electrical contractor.



3.7.2 9 Electrical Service to property

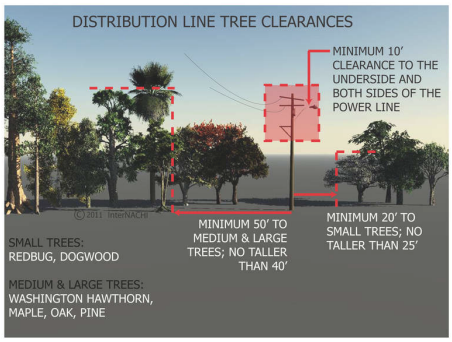
Recommendation

CLEARANCE FROM TREES

The overhead service-drop conductors had inadequate clearance from tree branches. This condition should be corrected by a qualified contractor or the utility service provider to avoid abrasion and damage to the conductors. Work around the service conductors should be performed by a qualified personnel only. Injury or death may result from attempts at correction by those without proper qualifications.

Recommendation

Contact a qualified tree service company.



3.7.3 9 Electrical Service to property

METER LOOSE

Recommendation

The electric meter was loose and should be securely fastened. The Inspector recommends correction by the electric utility provider.

Recommendation

Contact a qualified professional.

3.8.1 10 Central Air Conditioner

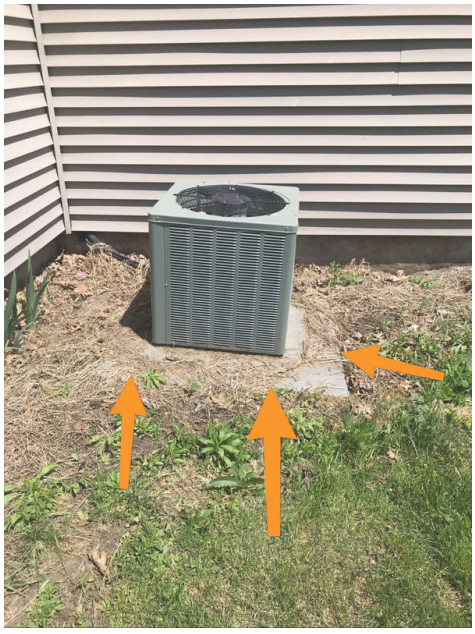
A/C PAD OUT OF LEVEL

Recommendation

The pad supporting the air-conditioner compressor housing was not level. Over time, this may result in damage to the fan bearings and a shortened fan lifespan, or it may result in movement of the compressor housing which can stress the refrigerant lines resulting in e, damage and expensive service. The Inspector recommends that the compressor housing be leveled by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



3.9.1 Vinyl Siding

5-YEAR MAINTENANCE REQUIRED

Recommendation

You should be aware that vinyl siding requires that window and door openings be re-sealed with a high-quality sealant every 3 to 5 years to prevent moisture intrusion.

Recommendation

Contact a qualified siding specialist.

3.9.2 Vinyl Siding

LOOSE OR SAGGING VINYL

Recommendation

Areas of loose or sagging vinyl siding covering exterior walls indicated failure of the fastening method. Vinyl siding in these areas should be re-fastened or replaced to prevent damage to the siding and to prevent potential damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified siding specialist.

4.2.1 Walkways

CRACKING HAS CAUSED TRIPPING HAZZARD

Recommendation

One or more trip hazards were found in sidewalk and/or patio sections due to cracks, settlement and/or heaving. A qualified contractor should evaluate and repair or replace sidewalk and/or patio sections as necessary to eliminate trip hazards.

Recommendation

Contact a qualified concrete contractor.

4.2.2 Walkways

MODERATE SETTLING

Recommendation

At the time of the inspection, the walkways had areas of areas of moderate settling visible. This condition is typically the result of poor compaction practices during original construction. As time passes, settling continues until soil beneath the affected area reaches equal density with the surrounding soil and the affected portions of the walkway become stable. Chances that settling will continue are low.

Recommendation
Contact a qualified concrete contractor.

4.2.3 Walkways

SIGNIFICANT CRACKS

Recommendation

Significant cracks visible in the walkways at the time of the inspection should be patched with an appropriate sealant to avoid continued damage from freezing moisture.

Recommendation
Contact a qualified concrete contractor.

4.4.1 Deck, Balcony, Bridge and Porch,

GUARDRAIL, MODERN STANDARDS

Recommendation

Although the deck guardrails may have complied with the building safety standards in effect at the time of original construction, they do not meet generally-accepted current standards and may be hazardous to small children. Current standards include the following:

1. A 4 inch sphere may not pass through the guardrail at any point
2. The guardrail should not be climbable (especially by children).
3. Minimum guardrail height is 36 inches
4. Any walking surface 30 inches or more above grade should have a guardrail.

The deck failed to meet safety standard number *Safety Numbers*. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to gain an idea of options and costs for updating this condition to comply with modern safety standards.

4.4.2 Deck, Balcony, Bridge and Porch,

SEALANT, FAILING

Recommendation

The finish coating was protecting the porch in places where it was protected from weather and wear but had failed where exposed to weather and wear. Failure to maintain the finish coating will allow Ultra Violet (UV) radiation from sunlight, heat, moisture and freezing moisture to reduce the lifespan of bare wood exposed to weather. The Inspector recommends maintenance of the finish coating as necessary by a qualified contractor.

Recommendation
Contact a qualified deck contractor.

5.1.1 Vehicle Doors

BOTTOM SEAL MISSING

Recommendation

The majority of the seal at the bottom of the garage door is missing or damaged. Recommend replacement to ensure moisture entry cannot make it in.

Recommendation
Contact a qualified professional.

5.1.2 Vehicle Doors

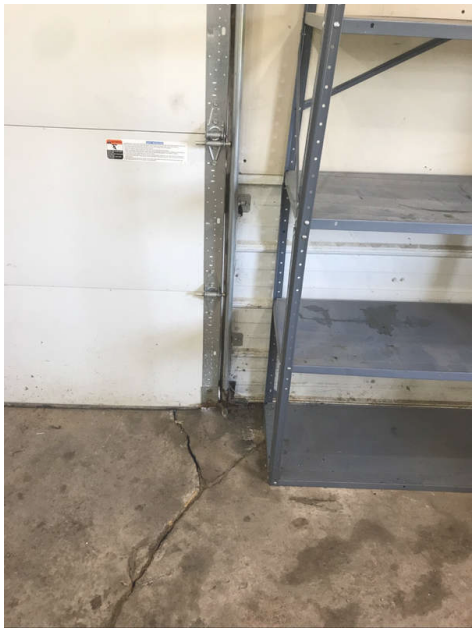
FAILED ANSI 2X4 REVERSE REQUIREMENTS

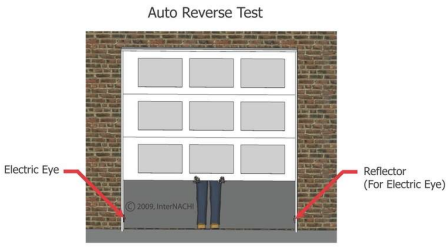
Recommendation

With testing it damaged the door. It appeared to have some alignment issues prior. As the bottom track is tight. Also Bolts were not installed correctly.

ANSI UL Standard 325 states that garage door opener must stop and re-open the vehicle door within two seconds of the door striking an 1 1/2-inch thick object placed under the center of the door. An automatic opener in this home did not meet these requirements.

Recommendation
Contact a qualified garage door contractor.

5.1.3 Vehicle Doors

TRACKS NEED SERVICE/REPAIR

Recommendation

Prior to the damage incurred at inspection. The supporting tracks for one or more overhead garage doors needed service or repair at the time of the inspection. All work should be performed by a qualified contractor.

Recommendation
Contact a qualified garage door contractor.

5.2.1 Occupant Doors

DOOR JAMB, MOISTURE ENTRY

Recommendation

Door jamb showed signs of moisture entry due to unsealed joint between jamb and threshold. Recommend repair by licensed general contractor.

Recommendation
Contact a qualified professional.



5.3.1 Floors

HEAVING- EXPANSIVE SOILS

Recommendation

The garage floor showed signs of heaving. It was not level or flat and had raised areas. This condition appeared to be the result of expansive soil beneath the slab. Expansive soils are those that expand to many times their original volume with increases in soil content. If expansive soils are the cause of this heaving, it may continue in the future.

5.3.2 Floors

RANDOM CRACKING- NO CONTROL JOINTS

Recommendation

Random shrinkage cracking was visible in the garage floor slab. No control joints were installed in the concrete floor. Control joints are grooves or cuts in the floor designed to control the location of cracking taking place as part of the curing process.

Recommendation
Contact a qualified concrete contractor.

5.3.3 Floors

Recommendation

STAINING- MOISTURE INTRUSION- MOISTURE VISIBLE

Staining of the garage floor appeared to be the result of moisture intrusion. Moisture was visible in this area at the time of the inspection.

Recommendation
Contact a qualified general contractor.

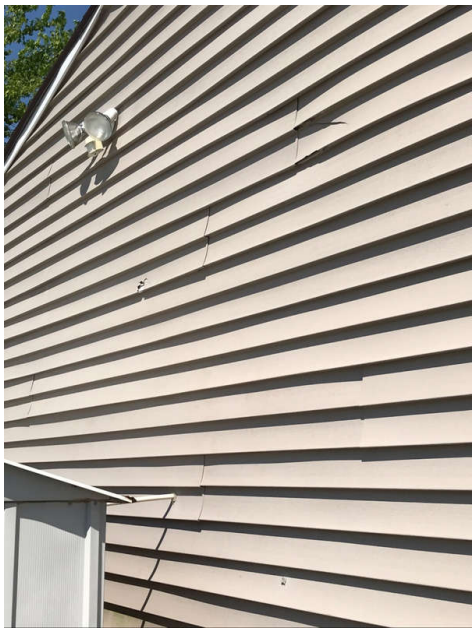
5.4.1 Walls

Recommendation

DAMAGE SIDING

Damage siding was observed at the time inspection on the exterior of the garage. Recommend repair or replacement has these holes could allow for moisture intrusion.

Recommendation
Contact a qualified professional.



6.1.1 Cabinets

UNDER SINK MOISTURE DAMAGE

Recommendation

There was moisture damage and staining under the kitchen sink at the time of inspection This damage is from a leaking drain pipe that was observed at the time of inspection.

Recommendation
Contact a qualified professional.

Kitchen

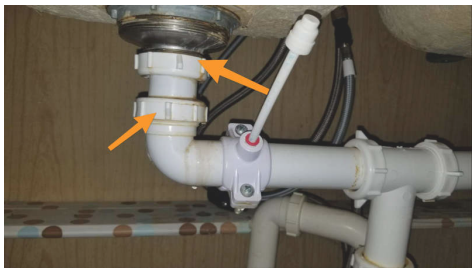
6.3.1 Kitchen Plumbing / Sink

LEAKING CONNECTIONS

Recommendation

Leaking connections at the drain assembly beneath the kitchen sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below. The Inspector recommends repair by a qualified plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.



Kitchen

6.4.1 Receptacles and Switches

GFCI, NONE INSTALLED

Recommendation

Kitchen

Electrical receptacles in the kitchen had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard electrical receptacles with GFCI outlets; 2. Replacing the electrical receptacle nearest the overcurrent protection devices (breakers or fuses) protecting laundry room circuits with a GFCI receptacle; or 3. Replacing the breakers currently protecting the electrical circuits in the Laundry room with GFCI breakers.

Recommendation

Contact a qualified electrical contractor.

7.4.1 Roof Structure Ventilation

NON-VENTED DESIGN

Recommendation

ADDITION APPEARED TO HAVE NO VENTS. MAIN ROOF HAD VENTS AND SPRAYED OVER WITH SPRAY FOAM

The attic was not ventilated. A design was used in which insulation is applied to the underside of the roof and the attic space contains conditioned air, just like the living space. These designs can out-perform ventilated attics when used in an appropriate climate and properly designed and constructed.

8.1.1 Floors throughout home

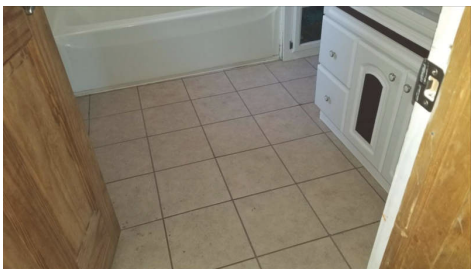
FLOOR HAS UNEVEN SLOPE

Recommendation

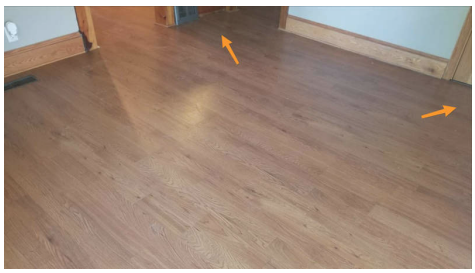
Moderate areas of unlevel floor observed in the home at the time of inspection. Older homes settle and can cause this defect. Recommend structural engineer if progression continues to cause more slope.

Recommendation

Contact a qualified structural engineer.



1st Floor Bathroom



1st Floor Dining Room

1st Floor Living Room

8.2.1 Walls throughout home

GENERAL MINOR DETERIORATION

Recommendation

Walls in the home showed general minor deterioration commensurate with the age of the home.

Dining Room closet under stairs

8.3.1 Ceilings throughout home

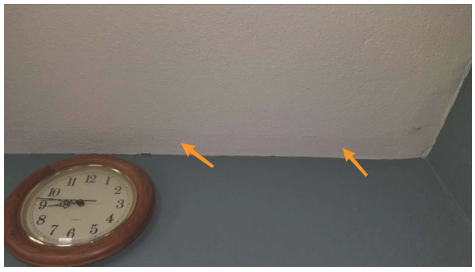
PLASTER CRACKING

Recommendation

Plaster cracking on ceiling observed at the time of inspection. This can be caused by many different issues. Recommend contacting a general contractor to verify sagging will not continue or if plaster should be replaced.

Recommendation
Contact a qualified professional.

1st Floor Bedroom



1st Floor Living Room

8.4.1 Doors throughout home

INTERIOR DOOR, BINDS

Recommendation

Interior door binds and will not operate correctly. Recommend repairs by licensed general contractor.

Recommendation
Contact a qualified professional.

2nd Floor Hall

8.5.1 Electrical throughtout house

RECEPTACLE, LOOSE IN WALL

Recommendation

An electrical receptacle was improperly secured and moved when a plug were inserted. Receptacles should be securely installed to prevent fire, shock and/or electrocution hazard. The Inspector recommends correction by a qualified electrical contractor.

Recommendation
Contact a qualified electrical contractor.

2nd Floor Bedroom

8.5.2 Electrical throughtout house

RECEPTACLE, OPEN GROUNDS

Safety Hazard

One or more electrical receptacles had an open ground.

What is an open ground?

The ground in an electrical circuit is a safe way for electricity to return to the panel if the hot/neutral circuit is compromised. If a failure occurs within the circuit then the ground carries the current back to the panel and causes the fuse or breaker to blow, disconnecting the circuit. An open ground means that the additional path does not exist. It could mean that there is no wire running to that outlet, or that the wire is broken or disconnected somewhere in the circuit. Open grounds are especially dangerous if grounded (3-prong) outlets are installed. If an open ground is present and a failure in the circuit occurs then the current has nowhere to go and could potentially use your body to ground out and complete the circuit, resulting in electrocution.

We always recommend consulting with an electrician when open grounds are present. Ground Fault Circuit Interrupter (GFCI) outlets or GFCI breakers can be installed for ungrounded systems. GFCI monitor the flow of current between the hot and neutral. If the flow from the hot is not the same as the flow of current in the neutral side of the circuit then the system will trip, cutting power in that circuit. GFCI protected circuits are not foolproof, but they are much safer then un-grounded circuits with grounded outlets.

In conclusion, reverse polarity and open grounds can be dangerous and are considered safety hazards when inspecting the home. We recommend that these problems be fixed immediately as they can result in a fire or electrocution is an electrical system fails.

Recommendation

Contact a qualified electrical contractor.

1st Floor Bedroom

1st Floor Bedroom

8.6.1 Windows throughout home

DIFFICULT TO OPERATE, MAINTENANCE

Recommendation

WOOD WINDOWS IN HOME

A window(s) was difficult to operate and needed maintenance. The Inspector recommends service by a qualified contractor.

Recommendation
Contact a qualified window repair/installation contractor.


1st Floor Bathroom

8.6.2 Windows throughout home

Recommendation

FAILED SEALS, CONDENSATION, REPLACE

A window had double-pane glazing in which condensation and staining was visible at the time of the inspection. This is an indication that the skylight has lost its thermal integrity. The glass was was damaged beyond repair. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for replacement.


2nd Floor Bedroom top of the stairs

Recommendation
Contact a qualified window repair/installation contractor.

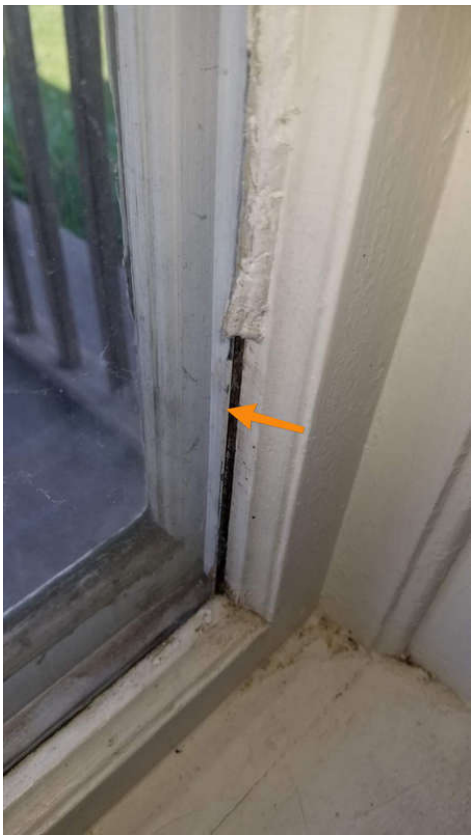
8.6.3 Windows throughout home

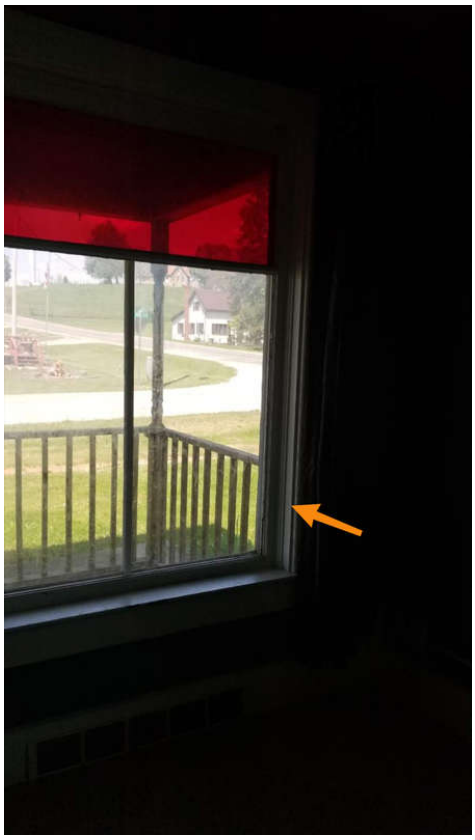
Recommendation

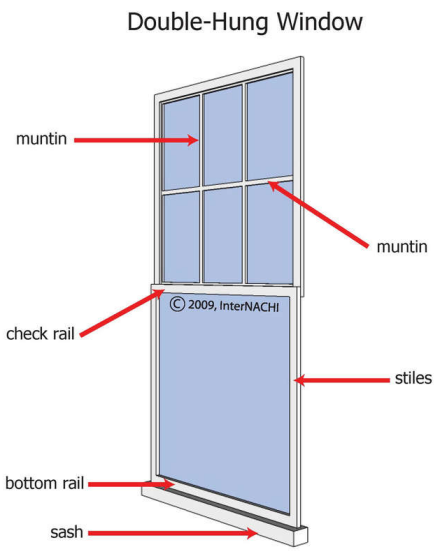
GLAZING COMPOUND MAINTENANCE

Glazing compound at window sashes in the home needed maintenance at the time of the inspection. The Inspector recommends maintenance by a qualified painting contractor.

Recommendation
Contact a qualified window repair/installation contractor.







8.6.4 Windows throughout home

INOPERABLE WINDOW

Recommendation

Window(s) was inoperable at the time of the inspection. The Inspector recommends service by a qualified contractor.

Recommendation
Contact a qualified window repair/installation contractor.


Kitchen behind fridge location

8.6.5 Windows throughout home

LOWER WINDOWS WOULD NOT STAY UP

Recommendation

Some double-hung windows in the home had lower sashes that would not stay in place when raised. The Inspector recommends service by a qualified contractor.

Recommendation
Contact a qualified window repair/installation contractor.


2nd Floor Bedroom

8.6.6 Windows throughout home

PEELING PAINT, GENERAL

Recommendation

Windows in the home had peeling paint. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair.

Recommendation
Contact a qualified window repair/installation contractor.

1st Floor Bathroom

8.6.7 Windows throughout home

SILL NOT ATTACHED

Recommendation

The sash was not attached correctly to the window framing at the time of inspection. Recommend correction by licensed general contractor.

Recommendation
Contact a qualified professional.

Dining Room

8.8.1 Doorbells/Detectors/Fans & general observations

SMOKE DETECTOR INSTALL MORE

Safety Hazard

The Inspector recommends installing a smoke detector to provide improved fire protection for sleeping areas. Generally-accepted current safety standards recommend smoke detectors be installed in the following locations: 1. In the immediate vicinity of the bedrooms 2. In all bedrooms 3. In each story of a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics. 4. In residential units of 1,200 square feet or more, automatic fire detectors, in the form of smoke detectors shall be provided for each 1,200 square feet of area or part thereof. Any smoke detector located within 20 feet of a kitchen or bathroom containing a tub or shower must be a photoelectric type. The 1996 edition of the National Fire Protection Association (NFPA) 72 gives further guidance on the placement of smoke detectors, when required. Here are some examples from Chapter 2 of NFPA 72: 5. Smoke detectors in a bedroom with a ceiling sloped greater than one foot in eight feet horizontally should be located on the high side of the ceiling. 6. Smoke detectors should not be located within three (3) feet of a door to a bathroom containing a tub or a shower or the supply registers of a forced air HVAC system. Smoke detectors can be located on the ceiling with the side of the detector greater than four (4) inches from the wall or on the wall of a bedroom with the top of the detector located four (4) to twelve (12) inches down from the ceiling. All smoke detectors should be installed in accordance with the manufacturer's recommendation and be UL listed.

Recommendation
Contact a qualified electrical contractor.

8.9.1 Stairs

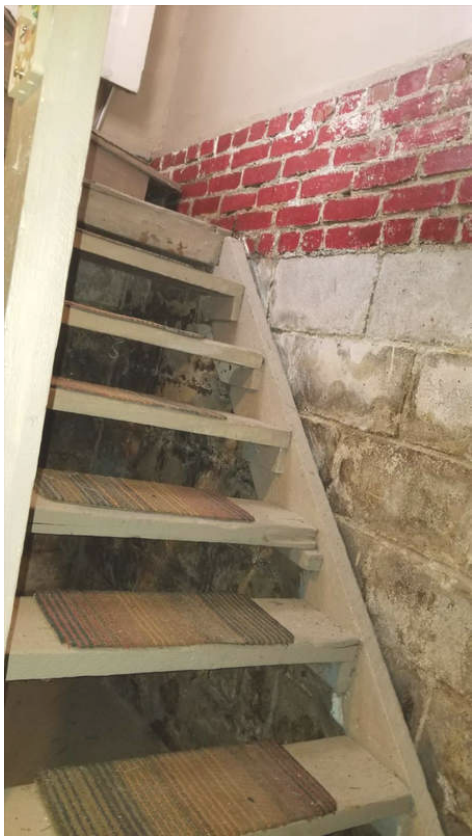
NO HANDRAIL

Recommendation

BASEMENT

Although it had 4 or more risers, this staircase had no handrail installed. This condition is a potential fall hazard. In order to comply with generally-accepted current standards which require a handrail at stairways with 4 or more risers, this stairway would need a handrail installed. The Inspector recommends that a handrail be installed that complies with modern safety standards. All work should be performed by a qualified contractor.

Recommendation
Contact a qualified general contractor.



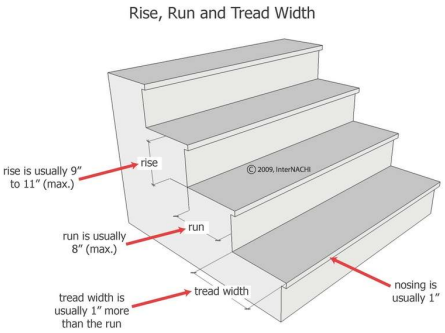
8.9.2 Stairs

TREAD DEPTH EXCESSIVE DIFFERENCE

Recommendation

At the interior staircase, the greatest tread depth exceeded the shallowest tread depth by more than the 3/8 of an inch recommended by generally-accepted current standards. This condition is a potential trip hazard. All corrections should be made by a qualified contractor.

Recommendation
Contact a qualified deck contractor.




Basement

8.9.3 Stairs

TREAD, LOOSE

Recommendation

Tread section of step was loose at the time of inspection. Recommend repairs to ensure safe use of interior stairs. All work should be performed by a licensed general contractor.

Recommendation
Contact a qualified general contractor.

9.1.1 2 Sink

SLOW DRAIN

Recommendation

Bathroom sink was slow to drain. Recommend drain cleaning by license plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.

9.1.2 2 Sink

S-TRAP OBSOLETE

Recommendation

A trap beneath a sink in the kitchen was of a type called an "S-trap". S-traps are no longer allowed to be installed in new construction for safety reasons. A siphon can develop which empties the trap of water; a condition with the potential to allow toxic sewer gas to enter the living space. Although this type of trap may have been commonly considered safe at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends replacement of all such traps in the home by a qualified plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.


1st Floor Bathroom

9.3.1 Bathroom Ventilation

VENTALATION INOPERABLE

Recommendation

Ventilation was inoperable at the time of inspection.

Recommendation
Contact a qualified professional.

1st Floor Bathroom

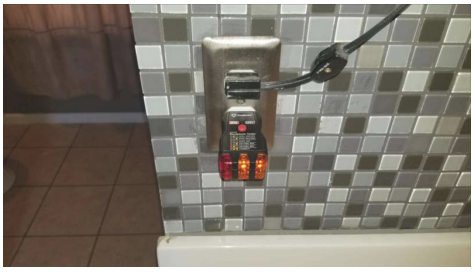
9.4.1 3 Bathroom Electrical Receptacle

GFCI, NONE INSTALLED

Recommendation

Electrical receptacles had no Ground Fault Circuit Interrupter (GFCI) protection. Although this condition may have been considered acceptable at the time the home was originally constructed, as knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider having GFCI protection installed as a safety precaution for receptacles within 6 feet of a plumbing fixture. This can be achieved by: 1. Replacing the current standard electrical receptacles with GFCI outlets; 2. Replacing the electrical receptacle nearest the overcurrent protection devices (breakers or fuses) protecting laundry room circuits with a GFCI receptacle; or 3. Replacing the breakers currently protecting the electrical circuits in the Laundry room with GFCI breakers.

Recommendation
Contact a qualified electrical contractor.



1st Floor Bathroom

1st Floor Bathroom

9.5.1 4 Toilet

TOILET LOOSE AT FLOOR

Recommendation

The toilet was loose at the floor and should be re-attached and new wax ring installed by a qualified plumbing contractor.

Recommendation
Contact a qualified plumbing contractor.

1st Floor Bathroom

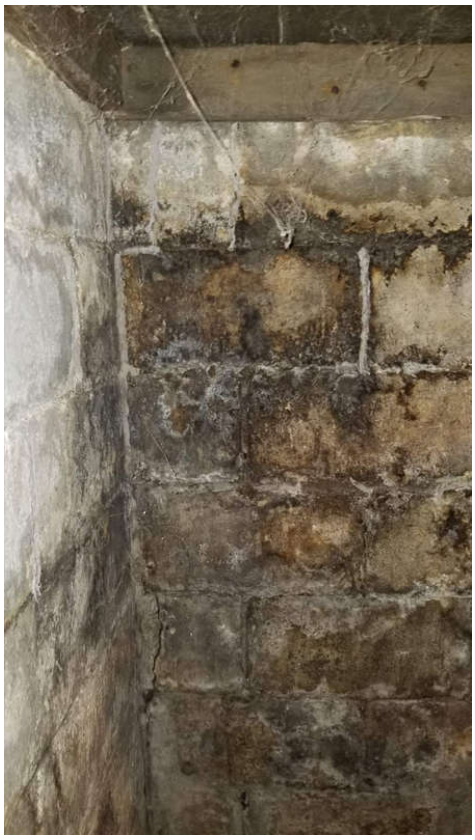
10.2.1 Foundation

FOUNDATION INTERIOR BILOGICAL GROWTH PRESENT

Safety Hazard

Biological growth signs are indicated on interior of foundation wall. Recommend mold testing to verify if mold is present and if it could be toxic.

Recommendation
Contact a qualified mold inspection professional.



10.2.2 Foundation

FOUNDATION WALL, EFFLORESCENCE, HEAVY DEPOSITS

Recommendation

In the basement, heavy deposits of efflorescence were visible at some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. Long-term exposure to this condition can cause foundation damage.The Inspector recommends that the source of moisture be identified and the condition corrected.

Recommend tuck pointing done by licensed masonry contractor to help prevent moisture deterioration an entry into home.

Recommendation

Contact a qualified waterproofing contractor

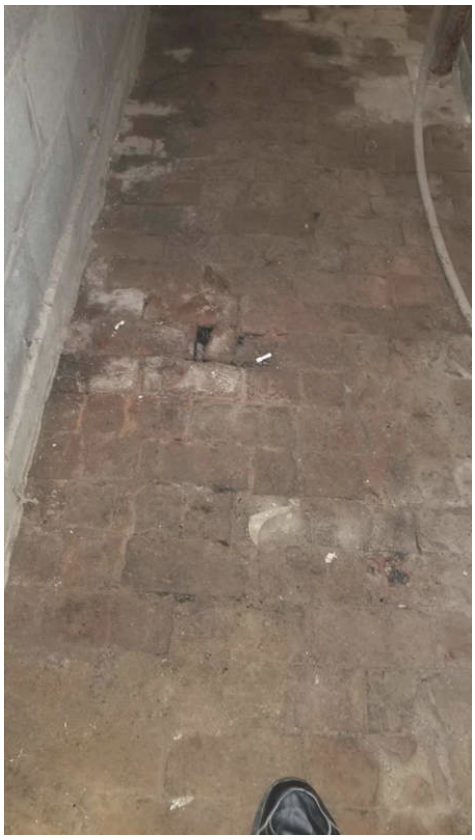
10.3.1 Slab

BASEMENT FLOOR, STAINS, ELEVATED MOISTURE LEVEL INDICATED WITH METER

Recommendation

Stains visible on the interior surfaces of the brick floor slab appear to be the result of active moisture intrusion. The moisture meter showed elevated levels of moisture present in the slab at the time of the inspection. Moisture intrusion can damage materials and encourage the growth of microbes such as mold. The source of moisture should be located and corrected to avoid future moisture intrusion.

Recommendation
Contact a qualified waterproofing contractor



Basement

10.3.2 Slab

EXTERIOR ENTRANCE, MOISTURE ENTRY

Recommendation

Moisture entry from pre-existing exterior entry into basement. This has been crudely sealed off and is allowing moisture entry into basement.

Recommendation
Contact a qualified professional.

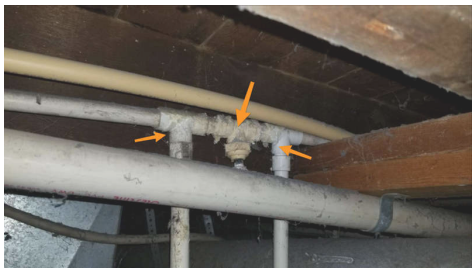
12.1.1 Water Supply and Distribution

ACTIVE LEAK, HEAVILY CORRODED

Recommendation

Actively leaking, heavily-corroded water distribution pipes visible. Should be repaired by a qualified plumbing contractor to avoid damage to home materials or the development of conditions which encourage the growth of microbes such as mold.

Recommendation
Contact a qualified plumbing contractor.



Basement behind furnace

12.1.2 Water Supply and Distribution

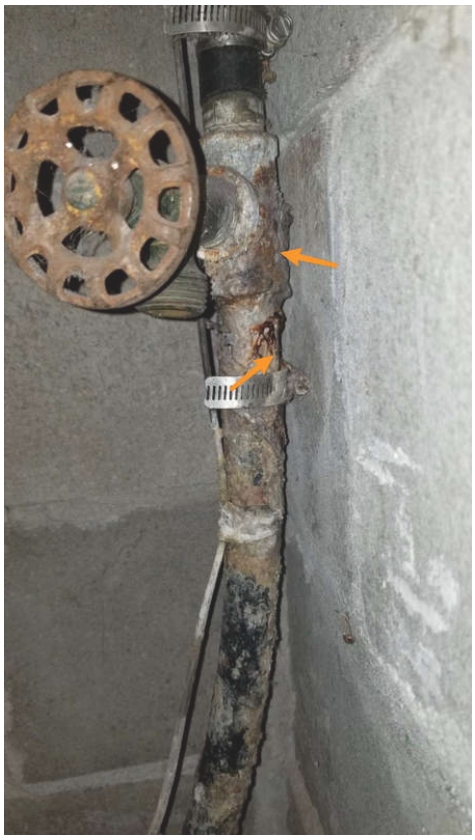
MAIN WATER SUPPLY PIPE HEAVY CORROSION (SHORTENED LIFESPAN)

Recommendation

The main water supply pipe exhibited heavy corrosion that will shorten the expected long-term service life of the pipe. The source of moisture should be identified and corrected by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



12.2.1 Sewage and DWV Systems

Recommendation

ACTIVE LEAKE

1ST FLOOR BATHROOM SHOWER

Active leak present off bathroom drain in basement. Recommend repair by licensed plumbing contractor.

Recommendation

Contact a qualified professional.

12.4.1 Water Heater

FLAME COLOR - NEEDS SERVICE

Recommendation

The color of the water heater burner flame indicated that the water heater should be serviced by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

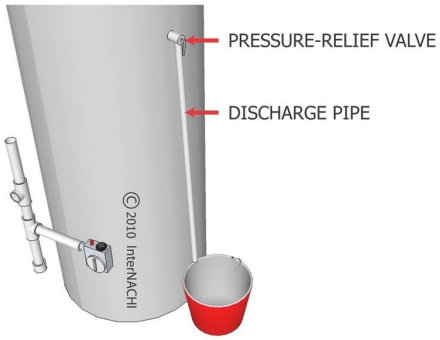
12.4.2 Water Heater

TPR DISHCHARGE PIPE NOT INSTALLED CORRECTLY

Recommendation

Incorrect discharge pipe was installed at the temperature/pressure relief (TPR) valve. The TPR valve is designed to open and release extremely hot water when water temperature or pressure inside the tank exceeds safe levels. With no discharge pipe installed, persons near the tank might be badly burned by hot water released by the TPR valve. The Inspector recommends that a properly-configured discharge pipe be installed by a qualified plumbing contractor.

DISCHARGE PIPE ON TPR VALVE



12.5.1 Sump Pump

SUMP NO RESPONSE

Recommendation

The sump pump did not respond to the controls and should be serviced by a qualified plumbing contractor.

Basement