

Inside-Out Professional Home Inspections

Example Report
07:02 November 16, 2012
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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Recommendation	

General Information

Property Information

Property Address 1234 Brick Ranch Lane
City Va. Beach **State** Va **Zip** 23703
Contact Name Representing Realtor
Phone xxx-xxxx **Fax**

Client Information

Client Name Charles Roast
Client Address
City Chesapeake **State** Va. **Zip** 23509
Phone xxx-xxx **Fax**

Inspection Company

Inspector Name William Eric Fountain
Company Name Inside-Out Professional Home Inspections
Address 2824 Pinewood Dr.
City Va. Beach **State** Va. **Zip** 23452
Phone 757-536-3025 **Fax**
E-Mail Spudvb@cox.net
File Number 1002
Amount Received 335.00

Conditions

Others Present Buyer's Agent and Buyer **Property Occupied** Occupied
Estimated Age 1972 **Entrance Faces** North
Inspection Date 10/05/2012
Start Time 10:00 **End Time** 2:00
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 75
Weather Sunny **Soil Conditions** Dry
Space Below Grade Crawl Space
Building Type Single family, Brick Ranch **Garage** Attached
Sewage Disposal City **How Verified** Multiple Listing Service

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General Information (Continued)

Water Source City **How Verified** Multiple Listing Service

Additions/Modifications Some modifications and renovations have been made through the years.

Permits Obtained Unknown

Lots and Grounds

Lawn sprinkler systems, and the condition of well pumps are not included in this inspection.

- | | |
|---------------|--|
| 1. Acceptable | Driveway: Concrete.... Normal settling cracks noted. |
| 2. Acceptable | Walks: Concrete.... |
| 3. Defective | Steps/Stoops: Brick steps at front.... Mortar joint repairs is needed at front steps. |
| 4. Acceptable | Porch: Front Porch Concrete.... |
| 5. Acceptable | Railings Iron Railings..... |
| 6. Acceptable | Patio: Concrete slab at rear.... |
| 7. Acceptable | Grading: Flat Grading has negative slope and water is pooling against the foundation at rear of house. |
| 8. Acceptable | Vegetation: Shrubs, Trees.... Recommend keeping shrubs and plants 18 away from siding, and tree limbs off of the roof. Recommend keeping the grass and all other vegetation trimmed low against the block wall. |
| 9. Acceptable | Fences: Wood.... Fencing not part of inspection. |

Structure

- | | |
|---------------|--|
| 1. Acceptable | Structure Type: Wood Frame Structure |
| 2. Acceptable | Foundation: Poured Footers, Block Piers, Brick Skirt |
| 3. Acceptable | Differential Movement: No recent movement or displacement noted. |
| 4. Defective | Beams: Solid wood.... Rot/deterioration noted under kitchen and hallway bathroom, active moisture noted. |
| 5. Acceptable | Bearing Walls: Wood Frame |
| 6. Defective | Joists/Trusses: 2x10 Damage noted at 2 joists under hallway bathroom. |
| 7. Acceptable | Piers/Posts: Block Piers.... |
| 8. Acceptable | Floor/Slab: Concrete slab at garage floor.... |
| 9. Defective | Subfloor: Dimensional wood planking, Plywood/OSB.... Water damage noted under both bathrooms, improper repairs noted. |



Exterior Surface and Components

EXTERIOR WALLS: Wall insulation type and value is not verified UFFI insulation or hazards are not identified Conditions inside the walls cannot be judged, Lead testing is not performed.

CHIMNEY(S): The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.

SPRINKLERS: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.

GUTTERS & DOWNSPOUTS: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

Main House Exterior Surface

1. Defective **Type:** Brick veneer..... Step cracks noted at front and side of house. Recommend repair to prevent water intrusion. In a single inspection, it is not possible to determine if foundation settlement is progressive or has stabilized. No adverse affects/cracks are visible on the inside.

Settlement may occur for various reasons and may stabilize completely or may stop and start with changes in ground moisture.
2. Defective **Trim:** Vinyl, Wood.... Garage car door trim has peeled paint at bottom, extensive rot noted inside the jambs.
3. Acceptable **Fascia:** Wood.... Most of the fascia boards are not visible due to installed gutters, some rotted areas may be present, but not visible.
4. Marginal **Rake Boards** Wood.... Small rake sections have some minor deterioration, but no flaky paint at this time. Recommend repairs and cover with metal wrap.
5. Defective **Soffits:** Wood.... Soffit at right rear corner has some moisture damage. Front left side has defective caulking.
6. Acceptable **Door Bell:** Functional....
7. Defective **Entry Doors:** Metal doors at front and rear. Dead Bolt Strike Plate is mis-aligned a front door.
8. Marginal **Storm Doors** Functional.... weather strip missing at rear storm door.
9. Acceptable **Patio Door:** Vinyl sliding....
10. Acceptable **Window Screens:** Good condition
11. Acceptable **Exterior Lighting:** Surface mounted lamps front and rear and side. Sensor can't always be activated during daylight hours.
12. Defective **Exterior Electric Outlets:** 120 VAC..... loose outlet box noted at water pump, Water pump cord wrapping is frayed. Recommend replace. Pump is operational but appears to be dry.
13. Acceptable **Hose Bibs:** Functional
14. Acceptable **Gas Meter:** Exterior surface mount at side of home
15. Acceptable **Main Gas Valve:** Located at gas meter.....

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Garage/Carport

GARAGE COMMENTS: Determining the rating of fire walls is beyond the scope of this inspection.

Rear of house Garage

1. **Type of Structure:** Attached **Car Spaces:** 1
2. Acceptable **Garage Doors:** Metal
3. Acceptable **Door Operation:** Mechanized....
4. Defective **Service Doors:** Hollow Core..... Recommends install solid door. Hollow cores are not permitted at a garage entrance due to fire safety.
5. Acceptable **Ceiling:** Finished
6. Marginal **Walls:** Finished Water damage noted at wall behind washer.
7. Acceptable **Floor/Foundation:** Concrete slab
8. Acceptable **Deep Sink** PVC/Plastic sink....
9. Acceptable **Electrical:** 120 VAC.... Some or most of the outlets could not be tested due to the storage of tools and and other items etc.
10. Acceptable **Windows:** Crank out....

Roof

TILE ROOF: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. Inspection is limited.

ROOF NOTES: The report is an opinion of the general quality and condition of the roof. The inspector cannot, and does not offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.

EXPOSED FLASHINGS: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection.

Roofs, skylights and flashing are not water tested for leaks. Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed.

Main House Roof Surface

1. **Method of Inspection:** On roof
2. Defective **Material:** Asphalt composition shingle.... One shingle tab is missing/torn. Recommend periodical inspections to ensure roofing materials are maintaining their structural integrity, which can prolong the roof life. Shingles are becoming very brittle and slightly curled at bottom corners.
3. **Type:** Hip, Valley
4. **Approximate Age:** Exact age is unknown, estimate 1/4 life or less remaining. .
5. Defective **Flashing:** Metal, , Aluminum.... Lifted/loose nail heads noted at Kitchen exhaust vent. Recommend new fasteners, and cover with sealant.
6. Acceptable **Valleys:** Asphalt shingle....
7. Defective **Plumbing Vents:** Galvanized Open cracks/gaps noted at pipe collars, recommend install flashings.
8. Acceptable **Electrical Mast:** Mast head with tie back at roof
9. Acceptable **Gutters/Downspouts** Functional....
10. Acceptable **Splash/Extensions** Functional.... Recommend adding splash blocks to direct water at least 4 feet away from the house. (to aid in keeping the foundation as dry as possible).



Roof (Continued)

Center of house. Chimney

11. Defective **Chimney:** Brick.... A few open mortar joints noted.
12. Defective **Flue/Flue Cap:** Clay tile with mortar cap.... Repairs recommended at mortar crown. Numerous cracks and missing areas at corners noted.
13. Defective **Chimney Flashing:** Metal.... Open seam noted at front of chimney. Chimney flashings require periodical maintenance/ re-sealing when not properly counter flashed into the mortar joints.

Attic

Main above first floor. Attic

1. Method of Inspection: In the attic
2. Acceptable **Access** Pull down stairs....
3. Acceptable **Unable to Inspect:** 30%.... Due to, Roof line, Insulation, Safety and footing
4. Acceptable **Roof Framing:** 2x6 Rafter Water stains noted under the front chimney flashing area. No active moisture at this time.
5. Marginal **Sheathing:** Plywood...., Dimensional Wood Planking.... Plywood repairs noted, Some split boards might need to be replaced at next roof replacement.
6. Acceptable **Ventilation:** Roof and soffit vents.....
7. Defective **Insulation:** Blown in, Fiberglass Some insulation has been moved/displaced after recent work, recommend replacing. (kitchen and Bathroom)
8. Acceptable **Insulation Depth:** 6"-9" inches
9. Acceptable **Attic Fan:** Direct drive, Thermostat controlled.....
10. Acceptable **Wiring/Lighting:** 120 VAC lighting circuit....
11. Acceptable **Moisture Penetration:** No moisture intrusion noted at this time.
12. Defective **Bathroom Fan Ducting** Not installed at this time.. Recommend install new fan with flex vent directed to roof vent.

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Crawl Space

Rear of house entrance. Crawl Space

1. **Method of Inspection:** Entered, and swept the perimeter.
2. Acceptable **Unable to Inspect:** 10%..... Access blocked due to HVAC trunk lines.
3. Acceptable **Access:** Plastic cover.....
4. Acceptable **Moisture Penetration:** No Block wall penetration.....
5. **Moisture Location:** water pooled in a few areas front, under master bath. near hallway bath.....
6. Defective **Moisture Barrier:** Plastic sheeting.... The barrier is missing and/or displaced in many areas. Recommend covering entire footprint to keep humidity levels as low as possible.
7. Defective **Ventilation:** Foundations vents.... Foundation vents are too low in the grade, allows water to enter during heavy downpours. One vent is not in place.
8. Defective **Insulation:** Fiberglass batts.... Insulation has fallen down in about 10% of the crawlspace area, recommend re-hang with extra hangers. A few new batts are needed to replace the saturated or defective pieces.
9. Acceptable **Vapor Barrier:** Krafted face insulation
10. Defective **Electrical:** 240 VAC conductor Open wire splice(s) noted, should be in junction box(s).

Air Conditioning

NORMAL CONTROLS: Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.

AIR FILTER: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

AIR CONDITIONING: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

Garage AC System

1. Acceptable **A/C System Operation:** Functional at this time.... Recommend yearly service to ensure equipment is operating properly.
2. Marginal **Condensate Removal:** PVC piping.... Recommend discharge pipe be directed a few feet from wall. Recommend install P-Trap clean out at unit in garage.
3. Acceptable **Exterior Unit:** Pad Mounted....
4. **Manufacturer:** Goodman
5. **Model Number:** GSX130361BA **Serial Number:** 1004092164
6. **Area Served:** Whole House **Approximate Age:** 2010
7. **Fuel Type:** Electricity **Temperature Differential:** 18 degree temperature drop....
8. **Type:** Central AC **Capacity:** 3 Ton
9. Acceptable **Visible Coil:** Copper core, aluminum fins Recommend yearly cleaning.
10. Acceptable **Refrigerant Lines:** Low pressure and high pressure, Serviceable condition..... Refrigerant lines not part of inspection.
11. Marginal **Electrical Disconnect:** Fused disconnect.... Rusty box noted, Corrosion inside.



Air Conditioning (Continued)

12. Defective **Exposed Ductwork:** Insulated flex.... Return trunk line in attic is not insulated. Trunk lines in crawl are not insulated. Duct wrap on many supply ducts is defective. Supply trunk is in contact with wet ground near garage wall. Gaps/cracks/leaky seams at supply duct and trunk connections. Recommend sealing with foil tape/mastic to prevent conditioned air loss. Recommend replace with flex supply sections.
13. Acceptable **Blower Fan/Filters:** Direct drive with disposable filter Recommend replace filter monthly.
14. Acceptable **Thermostats:** Dual purpose Heat/AC

Heating System

HEATING NOTES: Verification of the location or condition of underground fuel storage tanks is not part of this inspection. Environmental risks, if any, are not included. Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. **HEATING:** If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.

CONDITION: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.

BURNERS: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. Some furnaces are designed in such a way that inspection is almost impossible. Safety devices are not tested by this company.

DISTRIBUTION: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. **HEATING NOTES:** Verification of the location or condition of underground fuel storage tanks is not part of this inspection. Environmental risks, if any, are not included. Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. It is highly recommended to visually check attic installed AC/air handler units to ensure primary condensate drain is not clogged and is working properly.

Garage Heating System

1. Acceptable **Heating System Operation:** Functional at this time.... Recommend annual service to ensure equipment is operating safely and efficiently.
2. **Manufacturer:** Goodman
3. **Model Number:** GDH80904BXAC **Serial Number:** 0802186346
4. **Type:** Forced air **Capacity:** 90,000 BTU input, 80,00 output
5. **Area Served:** Whole House **Approximate Age:** 2008
6. **Fuel Type:** Natural gas
7. Acceptable **Heat Exchanger:** 4 Burner.... Internal compartment is fairly clean, Very minor amount of rust noted under exhaust port. Recommend annual inspection by an HVAC technician. Heat exchangers not part of this inspection.
8. **Unable to Inspect:** N/A
9. Acceptable **Blower Fan/Filter:** Direct drive with disposable filter....
10. Acceptable **Distribution:** Same as AC System
11. Acceptable **Draft Control:** Natural Draft, fan induced.....
12. Acceptable **Flue Pipe:** Class B vent , double wall through combustable material.....

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Heating System (Continued)

- 13. Acceptable **Controls:** High temperature limit, Thermocoupler, Flame roll out switch.
- 14. Acceptable **Thermostats:** Dual purpose Heat/AC
- 15. Acceptable **Fuel Tank:** Oil tank....
- 16. **Tank Location:** next to house
- 17. **Suspected Asbestos:** No

Plumbing

SUPPLY LINES: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection. Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.

WASTE LINES: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.

FUEL SYSTEM: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.

WATER HEATER: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.

- 1. Acceptable **Service Line:** Can not determine, Not visible
 - 2. Acceptable **Main Water Shutoff:** Front of house, Street, Garage
 - 3. Defective **Water Lines:** Galvanized and copper Water pipe in crawlspace needs support straps.
 - 4. Defective **Drain Pipes:** ABS, Galvanized Venting is needed for the washer/sink drain. Air admittance valve.
 - 5. Acceptable **Service Caps:** Visible, accessible....
 - 6. Acceptable **Vent Pipes:** Galvanized Old galvanized pipes corrode from the inside an eventually clog pipes.
 - 7. Acceptable **Gas Service Lines:** Black Iron/Steel
-
- Garage Water Heater**
- 8. Acceptable **Water Heater Operation:** Functional at time of inspection.....
 - 9. **Manufacturer:** A.O. Smith
 - 10. **Model Number:** EC50-210 **Serial Number:** 1202A08777
 - 11. **Type:** Natural gas **Capacity:** 50 Gal.
 - 12. **Approximate Age:** 2012 **Area Served:** Whole House
 - 13. Defective **Flue Pipe:** Single wall pipe.... Double wall pipe prevents condensation from forming on the inside walls due to rapid cooling. Single wall pipe in contact with combustible material noted.
 - 14. Acceptable **TPRV and Drain Tube:** Copper....

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Electrical

1. **Service Size Amps:** 150 **Volts:** 240
2. Acceptable **Service:** Aluminum
3. Marginal **120 VAC Branch Circuits:** Copper Electrical wire to HVAC unit is loose recommend secure to wall.
4. Acceptable **240 VAC Branch Circuits:** Copper and aluminum Improper electrical connection at water heater, loose wire not in conduit, box is not attached to wall.
5. Acceptable **Aluminum Wiring:** Not present(branch circuits)
6. Acceptable **Conductor Type:** Non-metallic sheathed, (Romex)
7. Acceptable **Ground:** Rod in ground, Plumbing
8. Acceptable **Smoke Detectors:** Battery operated.... Recommend installing new smoke and carbon monoxide detectors.

Garage above the deep sink.. Electric Panel

9. Acceptable **Manufacturer:** Walker Panel is too close to a wet location. The recommend space is 30 x 36 inches for servicing. Panel outdated for modern standards. Recommend service upgrade prior to renovation/remodeling.
10. Acceptable **Main Breaker Size:** 150 Amps
11. Acceptable **Breakers:** Copper
12. **Is the panel bonded?** Yes

Bathroom

Master Bathroom Bathroom

1. Acceptable **Ceiling:** Plaster/Paint....
2. Acceptable **Walls:** Plaster/Paint....
3. Acceptable **Floor:** Vinyl floor covering....
4. Acceptable **Doors:** Hollow core....
5. Acceptable **Windows:** Vinyl Replacements.....
6. Defective **Electrical:** 120 VAC lighting circuit only.... An outlet is required near the sink. Spa GFCI will not re-set.
7. Acceptable **Counter/Cabinet:** Wood
8. Acceptable **Sink/Basin:** Molded single bowl, wood, laminate material....
9. Acceptable **Faucets/Traps:** No signs of leakage at this time....
10. Acceptable **Shower/Surround:** Fiberglass shower stall. Replace old caulking at the shower pan
11. Acceptable **Spa Tub/Surround:** Fiberglass tub with tile surround.....
12. Acceptable **Toilets:** Functional....
13. Acceptable **HVAC Source:** Ducts/Registers
14. Acceptable **Ventilation:** Electric ventilation fan

Hallway Bathroom Bathroom

15. Acceptable **Ceiling:** Plaster/Paint.... Moisture damage noted in hallway bathroom.
16. Acceptable **Walls:** Plaster/Paint....
17. Defective **Floor:** Ceramic Tile.... Numerous cracks noted in tile surface.
18. Acceptable **Doors:** Hollow core



Bathroom (Continued)

19. Acceptable	Windows: Vinyl Replacements.....
20. Acceptable	Electrical: 120 VAC, 120 GFCI at sink top area.
21. Acceptable	Counter/Cabinet: Laminate and wood material
22. Acceptable	Sink/Basin: Molded single bowl
23. Acceptable	Faucets/Traps: No signs of leakage at this time. Flex Pipes are prone to clogging and should be replaced with solid PVC piping.
24. Defective	Tub/Surround: Cast Iron with tile surround..... Over flow valve is not properly connected.
25. Defective	Toilets: Functional.... The toilet bowl is loose at the floor and might require replacement of the wax seal.
26. Acceptable	HVAC Source: Ducts/Registers
27. Acceptable	Ventilation: Electric ventilation fan

Kitchen

RANGE/COOKTOP: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved.

DISHWASHER: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.

SPECIAL FEATURES: Refrigerators, freezers and built-in ice maker are not part of this inspection.*

Kitchen

1. Acceptable	Cooking Appliances: Electric, Tested
2. Acceptable	Ventilator: Functional, exterior vented.
3. Not Present	Disposal:
4. Acceptable	Dishwasher: Functional, Tested with wash cycle.
5. Air Gap Present? No	
6. Acceptable	Refrigerator: Good condition....
7. Acceptable	Microwave: Wall Mounted, Functional.....
8. Acceptable	Sink: Stainless Steel
9. Acceptable	Electrical: 120 VAC outlets and lighting circuits Non-GFCI outlets, recommend GFCI outlet(s) be installed at countertops as a safety enhancement.
10. Defective	Plumbing/Fixtures: No visible signs of leakage. No P-trap noted at dishwasher drain. Drain should Tee into the sink drain tail pipe. Sink faucet is defective recommend replace.
11. Acceptable	Counter Tops: Laminate and composite wood material....
12. Acceptable	Cabinets: Wood
13. Acceptable	Pantry: reach In
14. Acceptable	Ceiling: Plaster/Paint....
15. Acceptable	Walls: Plaster/Paint....
16. Acceptable	Floor: Vinyl floor covering.... Floor is sloped to garage.
17. Acceptable	Doors: Hollow Core....
18. Acceptable	Windows: Vinyl Replacements.....
19. Acceptable	HVAC Source: Ducts/Registers

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Bedroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture

Master and 2 Secondary Bedrooms Bedroom

- | | |
|---------------|--|
| 1. Acceptable | Closet: Reach In.... Floor guides are missing at all closet. |
| 2. Acceptable | Ceiling: Plaster/Texture/Paint.... Common settlement cracks noted. |
| 3. Acceptable | Walls: Plaster/Texture/Paint..... Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture |
| 4. Acceptable | Floor: Carpet.... |
| 5. Acceptable | Doors: Hollow core.... |
| 6. Acceptable | Windows: Vinyl Replacements..... |
| 7. Acceptable | Electrical: 120 VAC.... |
| 8. Acceptable | HVAC Source: Ducts/Registers |

Living Space

WINDOWS: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

INTERIOR WALLS: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

CEILING: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

FLOORS: Determining odors or stains is not included! Floor covering damage/stains may be hidden by furniture. The condition of wood flooring below carpet is not inspected

1st Floor Hall and Entryway, Living Room, Dining Room Living Space

- | | |
|---------------|---|
| 1. Acceptable | Closet: Reach-In |
| 2. Acceptable | Ceiling: Plaster/Texture/Paint.... Common settlement cracks noted. |
| 3. Acceptable | Walls: Plaster/Texture/Paint....., Wood Paneling Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture |
| 4. Acceptable | Floor: Carpet.... |
| 5. Acceptable | Doors: Hollow core.... |
| 6. Acceptable | Windows: Vinyl Replacements..... |
| 7. Acceptable | Electrical: 120 VAC Many outlets could not be tested due to furniture. |
| 8. Acceptable | HVAC Source: Ducts/Registers, Return Duct Grill |



Fireplace/Wood Stove

FIREPLACE(S): Recommend installing safety spacer or damper when gas logs are present. Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation.

Living Room Fireplace

- | | |
|------------------------------|--|
| 1. Acceptable | Fireplace Construction: Brick.... |
| 2. Type: Wood burning | |
| 3. Acceptable | Smoke Chamber: Brick..... |
| 4. Acceptable | Flue: Clay Tile.... Not visible for inspection. Recommend cleaning/evaluation by a qualified chimney sweep. |
| 5. Defective | Damper: Metal.... Not working at this time. |
| 6. Acceptable | Hearth: Raised, brick.... Fire box is painted, recommend cleaning. |

Laundry Room/Area

LAUNDRY: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may be subject to leaking.

Garage Laundry Room/Area

- | | |
|---------------|---|
| 1. Acceptable | Ceiling: Plaster/Texture/Paint.... |
| 2. Acceptable | Walls: Plaster/Texture/Paint..... Surface moisture damage to plaster behind washer/dryer. |
| 3. Acceptable | Floor: Concrete slab |
| 4. Acceptable | Windows: Vinyl Replacements..... Awning type |
| 5. Acceptable | Washer Hose Bib: Rotary valves.... Recommend stainless steel braided hoses for added protection. |
| 6. Acceptable | Washer and Dryer Electrical: 120 VAC/240 VAC.... A GFCI outlet is recommended as a safety enhancement. |
| 7. Defective | Dryer Vent: Rigid metal, Metal flex.... Dryer vent is not extended to an exterior service, at this time the vent is dumping warm moist air and enormous amounts of lint in the crawlspace. Mold is present in this area. |
| 8. Acceptable | Washer Drain: Internal wall mount, not tested |

Pictures

1. Inspection Photos



Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. **Rake Boards** Wood.... Small rake sections have some minor deterioration, but no flaky paint at this time. Recommend repairs and cover with metal wrap.
2. **Storm Doors** Functional.... weather strip missing at rear storm door.

Garage/Carport

3. **Rear of house Garage Walls:** Finished Water damage noted at wall behind washer.

Attic

4. **Main above first floor. Attic Sheathing:** Plywood...., Dimensional Wood Planking.... Plywood repairs noted, Some split boards might need to be replaced at next roof replacement.

Air Conditioning

5. **Garage AC System Condensate Removal:** PVC piping.... Recommend discharge pipe be directed a few feet from wall. Recommend install P-Trap clean out at unit in garage.
6. **Garage AC System Electrical Disconnect:** Fused disconnect.... Rusty box noted, Corrosion inside.

Electrical

7. **120 VAC Branch Circuits:** Copper Electrical wire to HVAC unit is loose recommend secure to wall.



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Steps/Stoops:** Brick steps at front.... Mortar joint repairs is needed at front steps.

Structure

2. **Beams:** Solid wood.... Rot/deterioration noted under kitchen and hallway bathroom, active moisture noted.
3. **Joists/Trusses:** 2x10 Damage noted at 2 joists under hallway bathroom.
4. **Subfloor:** Dimensional wood planking, Plywood/OSB.... Water damage noted under both bathrooms, improper repairs noted.

Exterior Surface and Components

5. **Main House Exterior Surface Type:** Brick veneer..... Step cracks noted at front and side of house. Recommend repair to prevent water intrusion. In a single inspection, it is not possible to determine if foundation settlement is progressive or has stabilized. No adverse affects/cracks are visible on the inside.

Settlement may occur for various reasons and may stabilize completely or may stop and start with changes in ground moisture.

6. **Trim:** Vinyl, Wood.... Garage car door trim has peeled paint at bottom, extensive rot noted inside the jambs.
7. **Soffits:** Wood.... Soffit at right rear corner has some moisture damage. Front left side has defective caulking.
8. **Entry Doors:** Metal doors at front and rear. Dead Bolt Strike Plate is mis-aligned a front door.
9. **Exterior Electric Outlets:** 120 VAC..... loose outlet box noted at water pump, Water pump cord wrapping is frayed. Recommend replace. Pump is operational but appears to be dry.

Garage/Carport

10. **Rear of house Garage Service Doors:** Hollow Core..... Recommends install solid door. Hollow cores are not permitted at a garage entrance due to fire safety.

Roof

11. **Main House Roof Surface Material:** Asphalt composition shingle.... One shingle tab is missing/torn. Recommend periodical inspections to ensure roofing materials are maintaining their structural integrity, which can prolong the roof life. Shingles are becoming very brittle and slightly curled at bottom corners.
12. **Flashing:** Metal, , Aluminum.... Lifted/loose nail heads noted at Kitchen exhaust vent. Recommend new fasteners, and cover with sealant.
13. **Plumbing Vents:** Galvanized Open cracks/gaps noted at pipe collars, recommend install flashings.
14. **Center of house. Chimney Chimney:** Brick.... A few open mortar joints noted.



Defective Summary (Continued)

15. **Center of house. Chimney Flue/Flue Cap:** Clay tile with mortar cap.... Repairs recommended at mortar crown. Numerous cracks and missing areas at corners noted.
16. **Center of house. Chimney Chimney Flashing:** Metal.... Open seam noted at front of chimney. Chimney flashings require periodical maintenance/ re-sealing when not properly counter flashed into the mortar joints.

Attic

17. **Main above first floor. Attic Insulation:** Blown in, Fiberglass Some insulation has been moved/displaced after recent work, recommend replacing. (kitchen and Bathroom)
18. **Main above first floor. Attic Bathroom Fan Ducting** Not installed at this time.. Recommend install new fan with flex vent directed to roof vent.

Crawl Space

19. **Rear of house entrance. Crawl Space Moisture Barrier:** Plastic sheeting.... The barrier is missing and/or displaced in many areas. Recommend covering entire footprint to keep humidity levels as low as possible.
20. **Rear of house entrance. Crawl Space Ventilation:** Foundations vents.... Foundation vents are too low in the grade, allows water to enter during heavy downpours. One vent is not in place.
21. **Rear of house entrance. Crawl Space Insulation:** Fiberglass batts.... Insulation has fallen down in about 10% of the crawlspace area, recommend re-hang with extra hangers. A few new batts are needed to replace the saturated or defective pieces.
22. **Rear of house entrance. Crawl Space Electrical:** 240 VAC conductor Open wire splice(s) noted, should be in junction box(s).

Air Conditioning

23. **Exposed Ductwork:** Insulated flex.... Return trunk line in attic is not insulated. Trunk lines in crawl are not insulated. Duct wrap on many supply ducts is defective. Supply trunk is in contact with wet ground near garage wall. Gaps/cracks/leaky seams at supply duct and trunk connections. Recommend sealing with foil tape/mastic to prevent conditioned air loss. Recommend replace with flex supply sections.

Plumbing

24. **Water Lines:** Galvanized and copper Water pipe in crawlspace needs support straps.
25. **Drain Pipes:** ABS, Galvanized Venting is needed for the washer/sink drain. Air admittance valve.
26. **Garage Water Heater Flue Pipe:** Single wall pipe.... Double wall pipe prevents condensation from forming on the inside walls due to rapid cooling. Single wall pipe in contact with combustible material noted.

Bathroom

27. **Master Bathroom Bathroom Electrical:** 120 VAC lighting circuit only.... An outlet is required near the sink. Spa GFCI will not re-set.
28. **Hallway Bathroom Bathroom Floor:** Ceramic Tile.... Numerous cracks noted in tile surface.
29. **Hallway Bathroom Bathroom Tub/Surround:** Cast Iron with tile surround..... Over flow valve is not properly connected.
30. **Hallway Bathroom Bathroom Toilets:** Functional.... The toilet bowl is loose at the floor and might require replacement of the wax seal.



Defective Summary (Continued)

Kitchen

- 31. Kitchen Plumbing/Fixtures:** No visible signs of leakage. No P-trap noted at dishwasher drain. Drain should Tee into the sink drain tail pipe. Sink faucet is defective recommend replace.

Fireplace/Wood Stove

- 32. Living Room Fireplace Damper:** Metal.... Not working at this time.

Laundry Room/Area

- 33. Garage Laundry Room/Area Dryer Vent:** Rigid metal, Metal flex.... Dryer vent is not extended to an exterior service, at this time the vent is dumping warm moist air and enormous amounts of lint in the crawlspace. Mold is present in this area.