



## TopHome Inspection LLC

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Inspected By: TopHome Inspection LLC



## Home Inspection Report

Prepared For:

**William Gross**

Property Address:

**3520 Primrose Ave**

**Greensboro, NC 27408**

Inspected on Thu, Sep 23 2021 at 2:00 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

## General

Property Type:	Single Family
Stories:	Two
Approximate Age:	32 years
Age Based On:	Electrical Inspection
Bedrooms/Baths:	4/4
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Owner

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading: Mostly Level  
Condition: Satisfactory



(Site continued)



Vegetation:

Growing Against Structure

Condition: Further Evaluation Required



Comment 1:

Vegetation is growing very close to the property. This should be trimmed at least 12 inches away from the siding. This will cause damage to the structure. Recommend trimming by a landscaping/Tree company.



Figure 1-1

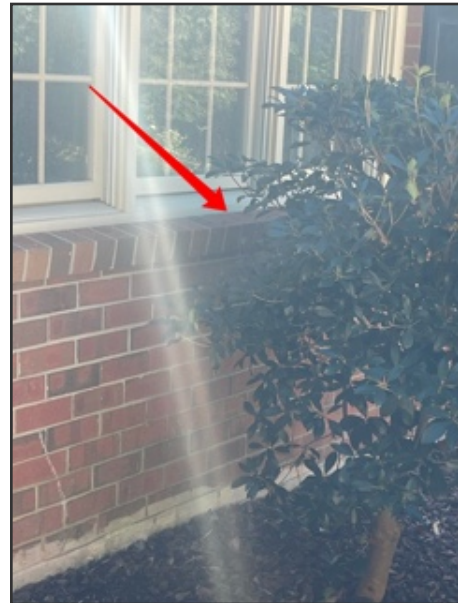


Figure 1-2

(Site continued)



Figure 1-3

Driveway:

Concrete  
Condition: Satisfactory



(Site continued)



(Site continued)

Walkways:

Brick

Condition: Satisfactory





(Site continued)



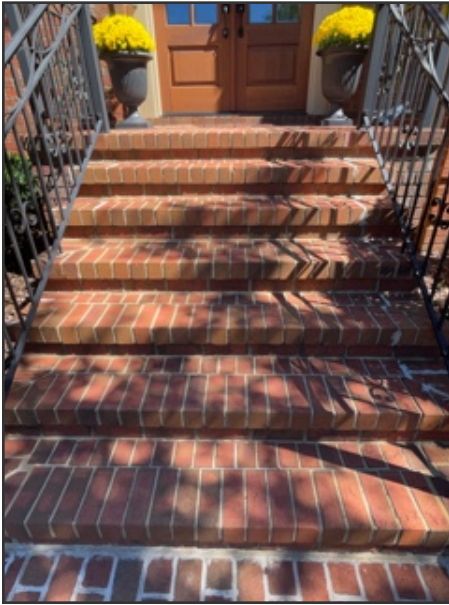
Steps/Stoops:

Brick

Condition: Satisfactory



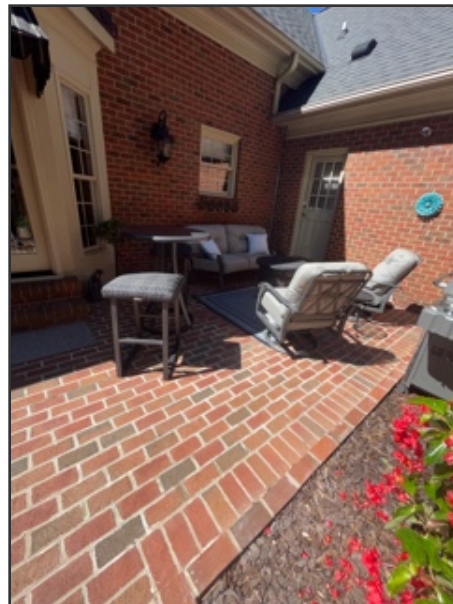
(Site continued)



Patios/Decks:

Brick

Condition: Satisfactory



(Site continued)



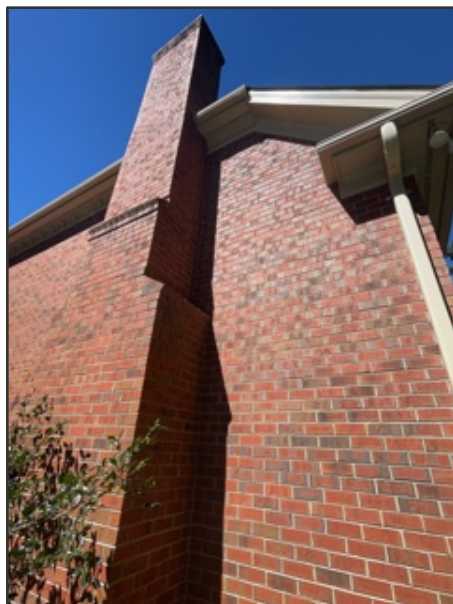
## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:

Brick

Condition: Satisfactory

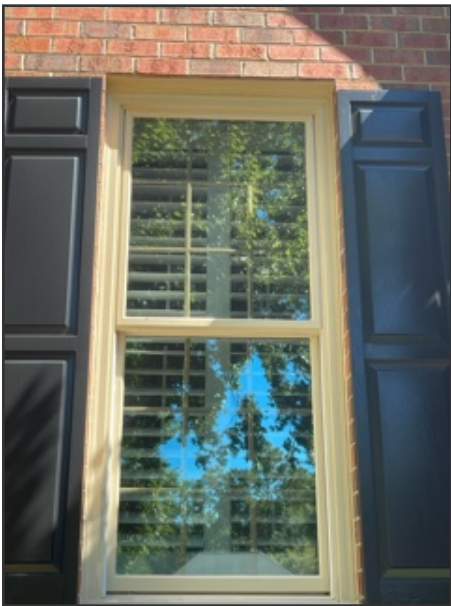


(Exterior continued)



Windows:

Wood, Vinyl  
Condition: Satisfactory



(Exterior continued)



(Exterior continued)

Entry Doors:

Wood

Condition: Satisfactory



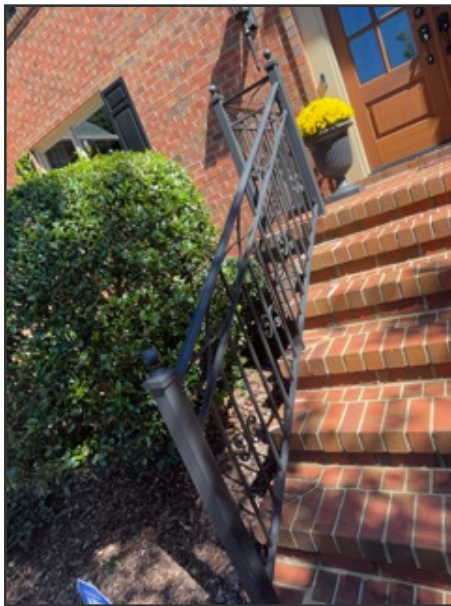
(Exterior continued)



Railings:

Metal

Condition: Satisfactory



# Garage

Garage Type:

Attached

Condition: Satisfactory



Garage Size:

2 Car

Door Opener:

Chain Drive

Condition: Satisfactory





(Garage continued)

Opener Safety Feature:

Light Beam

Condition: Satisfactory



## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:

Drone

(Roofing continued)

Roof Design:

Gable



Roof Covering:

3 Tab Shingle

Condition: Satisfactory



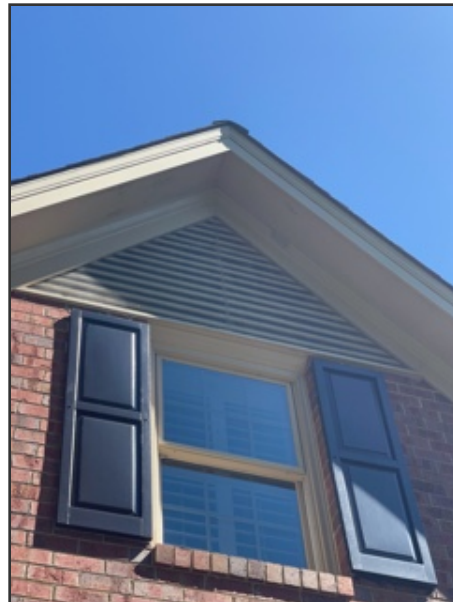
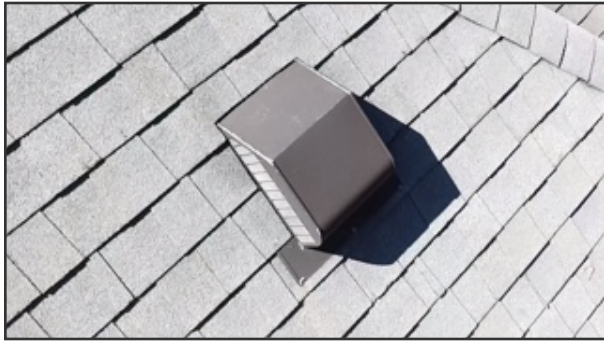
(Roofing continued)



Ventilation Present:

Soffit, Power Ventilator, Gable Ends, Ridge Vents,  
Power box

Condition: Satisfactory



(Roofing continued)



(Roofing continued)



Vent Stacks:

Metal, Plastic

Condition: Satisfactory



(Roofing continued)



Chimney :

Brick

Condition: Further Evaluation Required



Comment 2:

Very rusted chimney chase cover was found. Rusty streaks are a indication the chase cover is beginning to break down, increasing the risk for water penetration. This can lead to significant damage to the system. Recommend further evaluation by a qualified chimney sweep.

(Roofing continued)



Figure 2-1



Figure 2-2

Sky Lights:

Yes

Condition: Satisfactory



(Roofing continued)

Flashings:

Metal, Plastic

Condition: Satisfactory



Soffit and Fascia:

Wood

Condition: Satisfactory

Gutters & Downspouts:

Metal

Condition: Satisfactory



(Roofing continued)



(Roofing continued)



Comment 3:

I noticed a downspout that was disconnected. This will allow moisture intrusion and further damages to the foundation. Recommend further evaluation by a handyman.



Figure 3-1

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

(Structure continued)

Foundation Types:

Crawl Space



Foundation Material:

Concrete Block

Condition: Satisfactory



(Structure continued)



(Structure continued)



Signs of Water Penetration:

Moisture, Efflorescence

Condition: Further Evaluation Required

(Structure continued)



**Comment 4:**

Efflorescence is a crystalline deposit of salts that can form when water is present in or on brick, concrete, stone, stucco or other building surfaces. It has a white or greyish tint and consists of salt deposits left behind when water evaporates. In addition, efflorescence can appear as a powdery substance on floors and walls and requires special care to treat. Moisture stains and high moisture readings were noticed inside the crawlspace, this is indication of major moisture intrusion. Recommend further evaluation by a foundation specialist.



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4

(Structure continued)



Figure 4-5



Figure 4-6

Prior Waterproofing:

Gutter type drain

Condition: Satisfactory

Floor Structure:

Wood Frame

Condition: Satisfactory

Subflooring:

Oriented Strand Board

Condition: Satisfactory

Wall Structure:

Full Masonry, Wood Frame

Condition: Satisfactory

## Attic

Attic Entry:

Hallway

(Attic continued)

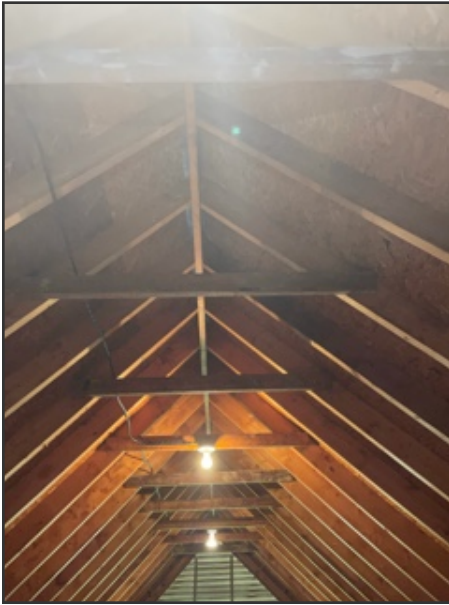
Roof Framing Type:

Wood Trusses, Joist and Rafters  
Condition: Satisfactory





(Attic continued)



Roof Deck Material:

Oriented Strand Board  
Condition: Satisfactory



(Attic continued)

Vent Risers:

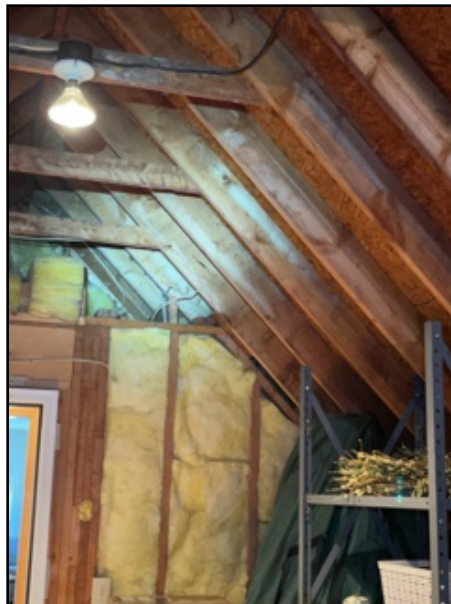
Metal, PVC  
Condition: Satisfactory



(Attic continued)

Insulation:

Blown In Fiberglass, Fiberglass Batts  
Condition: Satisfactory



(Attic continued)



Comment 5:

I noticed exposed electrical cables in the attic. They should be properly concealed in a junction box. This is a safety hazard. Recommend further evaluation by a general contractor.

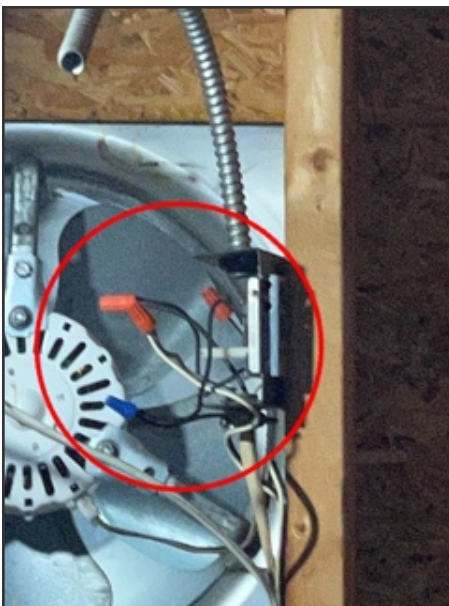


Figure 5-1



Figure 5-2

(Structure continued)

## Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:  
Vapor Retarder:

Inside  
Installed  
Condition: Satisfactory



(Crawlspace continued)



(Crawlspace continued)

Underfloor Insulation:



Fiberglass Batts  
Condition: Satisfactory



(Crawlspace continued)



Ventilation Present:

Yes

Condition: Satisfactory

Moisture Condition:

Wet

Condition: Further Evaluation Required



Comment 6:

There were several area inside the crawlspace that were wet and moist this indicates major water intrusion. This will cause damaged and problems to the foundation and the property. Recommend further evaluation and repairs by a qualified crawlspace specialist.



(Crawlspace continued)



Figure 6-1



Figure 6-2



**Comment 7:**

I noticed improperly concealed electrical cables inside the crawl space, they should be properly concealed in a junction box. This is a safety hazard and all wires should be secure to the floor joists. Recommend further evaluation and repairs by a foundation specialist.



Figure 7-1



Figure 7-2

# Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:

Underground



Main Disconnect Location:

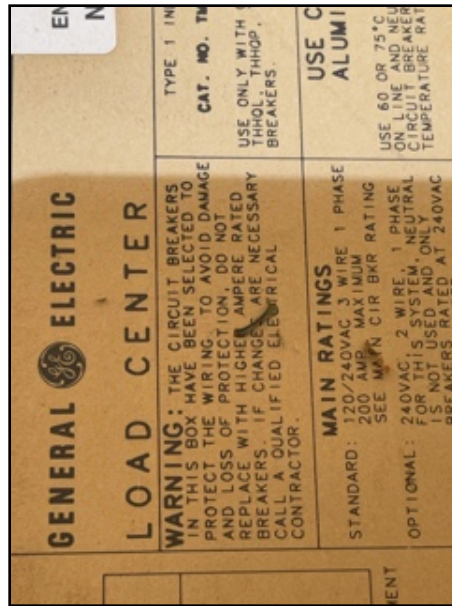
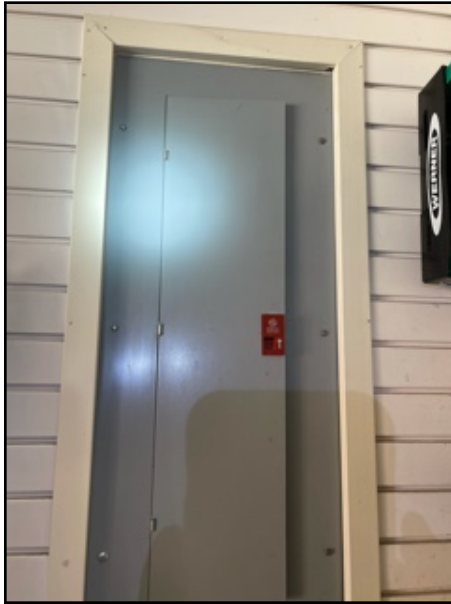
Service Panel



(Electrical continued)

Service Panel Location:

Garage



Service Panel Manufacturer:

General Electric

Condition: Satisfactory

Service Voltage:

240 volts

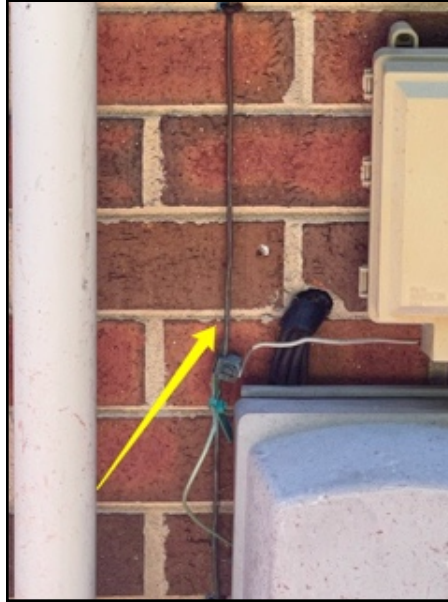
Service Amperage:

225 amps

(Electrical continued)

Service Panel Ground:

Ground Rod



Overcurrent Protection:

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers:

Yes

Condition: Satisfactory



Smoke Detectors:

Hard Wired

Condition: Further Evaluation Required

(Electrical continued)



**Comment 8:**

I noticed several smoked detectors in the house but according to the National Fire Protection Association (NFPA), smoke alarms should be installed on every level of your home. Fire detectors should also be installed inside of every bedroom and outside of each sleeping area as well as at least 10ft away from the kitchen. This is a major safety concern as failure to properly detect fires will allow further damage to occur and put lives in danger. Recommend installing more fire detectors by a general contractor.



Figure 8-1



Figure 8-2



Figure 8-3

(Electrical continued)

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Comment 9:

At the time of inspection I couldn't fully inspect the service panel. It had a molding that would not let me take out the door. Recommend further evaluation by liscense electrician.



Figure 9-1



Figure 9-2



Comment 10:

I noticed loose breakers in the panel. Loose and disconnected wires can become hot enough to start fires or can create serious shock hazards because the breaker doesn't always trip and shut off the power. Recommend further evaluation by a liscense electrician.

(Electrical continued)



Figure 10-1



Figure 10-2

## HVAC

HVAC System Type:

Central Split System

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:

Attic, Crawl space

Type of Equipment:

Heat Pump

Condition: Satisfactory

(Heating continued)

Manufacturer:

Carrier





(Heating continued)



**Comment 11:**

I noticed that the heat pump didn't have a water pan. This will allow moisture intrusion into the foundation and cause further damages. Recommend further evaluation by an HVAC specialist.



Figure 11-1

Manufacturer #2:



Carrier



(Heating continued)



Comment 12:

At the time of the inspection a shut off valve was not visible near the heat pump. This is a safety hazard. Recommend further evaluation by a heater contractor.



Figure 12-1

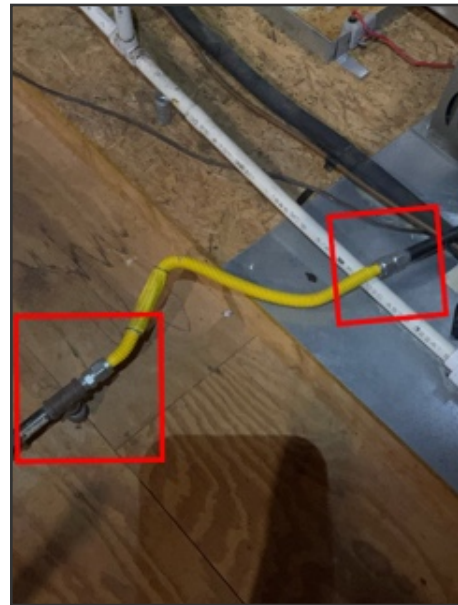


Figure 12-2

Heating Fuel:

Electric  
Condition: Satisfactory

(Heating continued)

Heating Fuel #2:	Gas
Input BTUs:	Condition: Satisfactory
Approximate Age:	24000
Approximate Age #2:	12 Years
Filter Type:	15 Years
	Disposable
	Condition: Satisfactory
Type of Distribution:	Flexible Ducting
	Condition: Satisfactory



(Heating continued)

Type of Distribution #2:

Flexible Ducting  
Condition: Satisfactory



Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric

Type of Equipment:

Split System

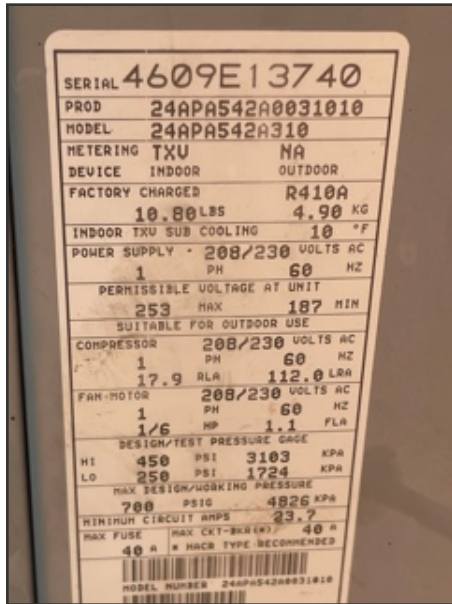
Condition: Satisfactory

Condenser Make:

Carrier



(Cooling continued)



Condenser Make #2:



Carrier



(Cooling continued)



**Comment 13:**

The HVAC system is past the expected life expectancy. Recommend further evaluation by a qualified HVAC specialist.



Figure 13-1

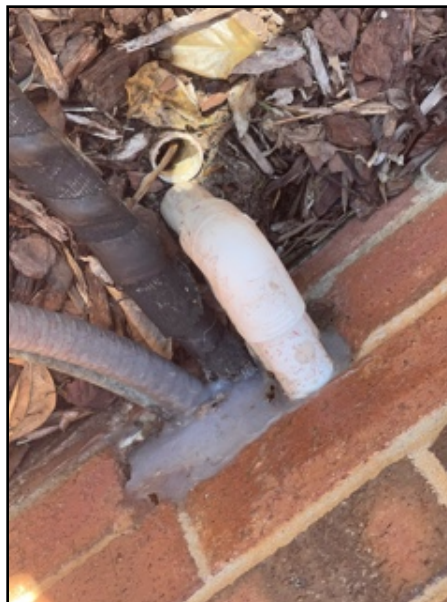
Condensor Size:	42,000 BTU (3.5 Tons)
Condensor Size #2:	36,000 BTU (3 Tons)
Condenser Approximate Age:	12 Years

(Cooling continued)

Condenser Approximate Age #2: 19 Years  
Condesate Drainage: To Exterior  
Condition: Satisfactory



Condesate Drainage #2: To Exterior  
Condition: Satisfactory



AC Supply Air Temp: 61



(Cooling continued)



Comment 14:



Figure 14-1

AC Supply Air Temp #2: 70



Comment 15:



Figure 15-1

AC Return Air Temp: 68

(Cooling continued)



Comment 16:



Figure 16-1

AC Return Air Temp #2: 67



Comment 17:



Figure 17-1

AC Temperature Drop: -7

AC Temperature Drop #2: 3

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

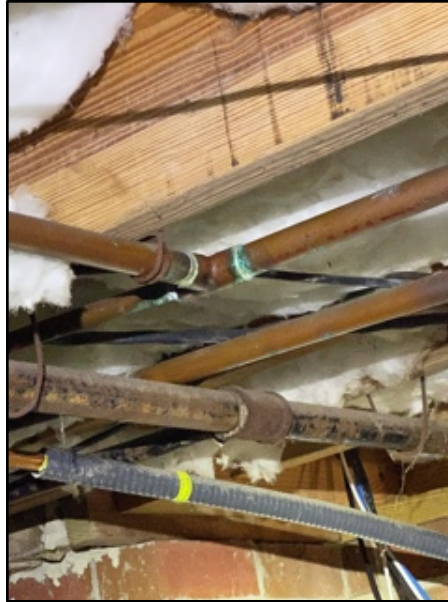
Water Service:

Public

Supply Pipe Material:

Copper

Condition: Satisfactory



Location of Main Water Shutoff:

Interior



Sewer System:

Public

(Plumbing continued)

Waste Pipe Material:

PVC

Condition: Satisfactory



Location of Fuel Shutoff:

At Meter

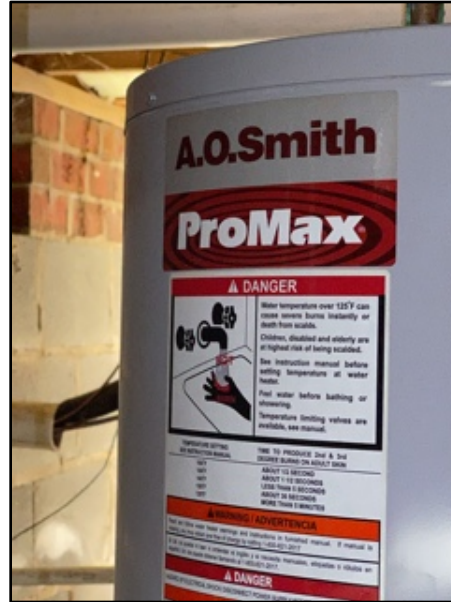


(Plumbing continued)

# Water Heater

Manufacturer:

A O Smith



ELECTRIC STORAGE TANK WATER HEATER		UL			
MODEL NUMBER	SERIAL NUMBER	ITEM ID / PART NO.			
ECLN 40 200	0948AD17206	9250279003			
VOLTS - AC	PHASE	WATTS UPPER	WATTS LOWER	TOTAL WATTS CONNECTED	CAPACITY US GAL.
240	1	4500	4500	4500	38.0
ALTERNATE RATINGS		TOTAL WATTS CONNECTED		CITY OF NEW YORK DEP. OF BUILDINGS MSA	
VOLTS - AC	WATTS UPPER	WATTS LOWER	TOTAL WATTS CONNECTED	347-06-E	
208	3500	3500	3500		
CIRCUIT		A.O. SMITH WATER PRODUCTS CO. MCBEE, SC. USA			
A6					
Model Number ECLN 40 200		Serial Number 0948AD17206			

(Water Heater continued)

Manufacturer #2:

A O Smith



Fuel:

Electric

Fuel #2:

Natural Gas

Capacity:

38

Capacity #2:

50 gal

Approximate Age:

12 Years

Approximate Age #2:

3 Years

(Water Heater continued)

Temp & Pressure Relief Valve:

Present With Blow Off Leg  
Condition: Satisfactory



Temp & Pressure Relief Valve #2:

Present With Blow Off Leg  
Condition: Satisfactory



Fuel Disconnect #2:

Within Sight of Equipment

# Bathrooms

## Bathroom #1

Location:

Jack And Joe 2nd Floor

Shower:

Stall

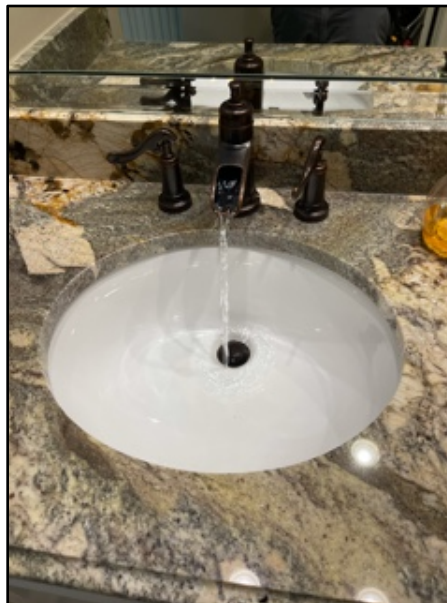
Condition: Satisfactory



Sink(s):

Double Vanity

Condition: Satisfactory





(Bathroom #1 continued)



**Comment 18:**

I noticed a malfunctioning water stopper. This is necessary in order to keep pipes from clogging with debris or objects. This may cause excessive consumption of water and moisture intrusion. Recommend repairs and further evaluation by a qualified general contractor or plumber.



Figure 18-1

Toilet:

Standard Tank  
Condition: Satisfactory

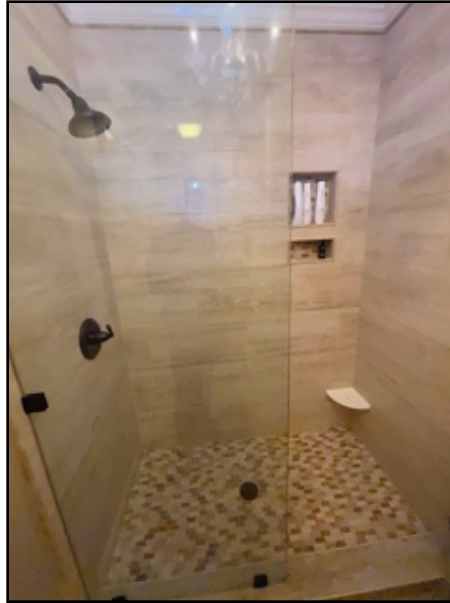


(Bathroom #1 continued)

Shower Walls:

Tile

Condition: Satisfactory



Floor:

Tile

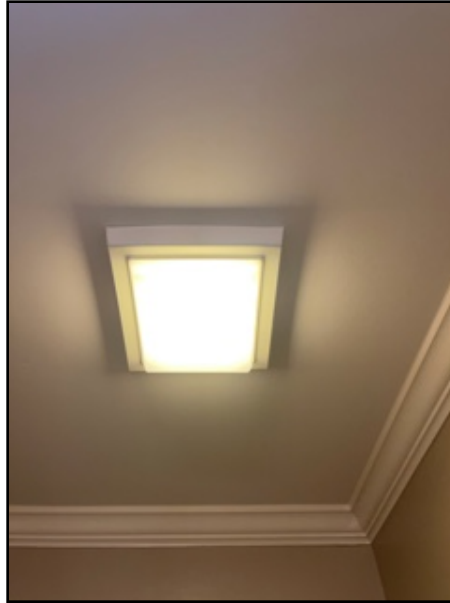
Condition: Satisfactory



(Bathroom #1 continued)

Ventilation Type:

Ventilator  
Condition: Satisfactory



GFCI Protection:

Outlets  
Condition: Satisfactory



(Bathrooms continued)

## Bathroom #2

Location:  
Bath Tub:

Masters 1st Floor  
Recirculating  
Condition: Satisfactory



Shower:

Stall  
Condition: Satisfactory

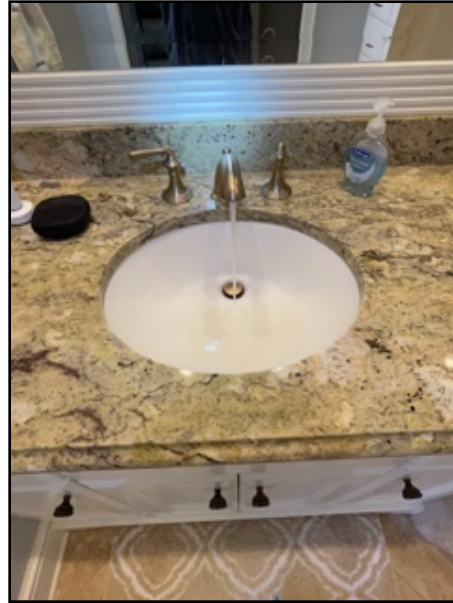


(Bathroom #2 continued)

Sink(s):

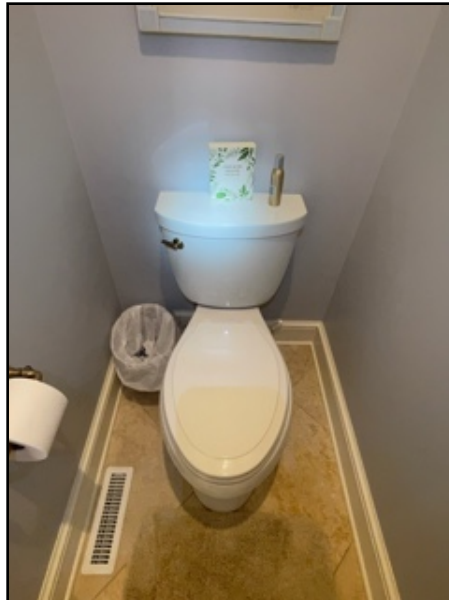


Double Vanity  
Condition: Satisfactory



Toilet:

Standard Tank  
Condition: Satisfactory



(Bathroom #2 continued)

Shower Walls:

Tile

Condition: Satisfactory



Tub Surround:

Tile

Condition: Satisfactory



(Bathroom #2 continued)

Floor:

Tile

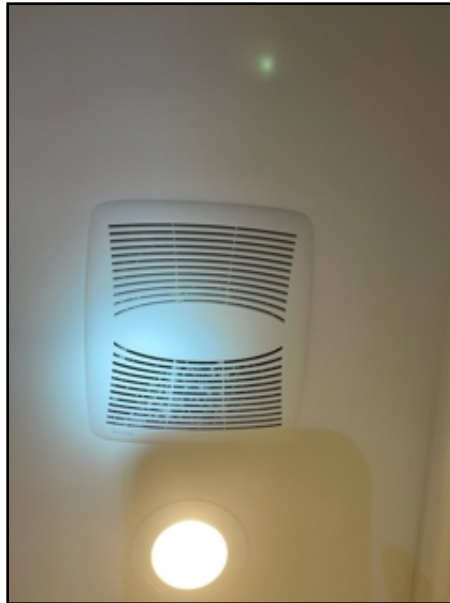
Condition: Satisfactory



Ventilation Type:

Ventilator

Condition: Satisfactory



GFCI Protection:

Outlets

Condition: Satisfactory

(Bathroom #2 continued)



**Comment 19:**

At the time of the inspection I noticed that the shower door had to be pulled instead of pushed to get out of the shower. This is a safety hazard. Recommend further evaluation by a general contractor.

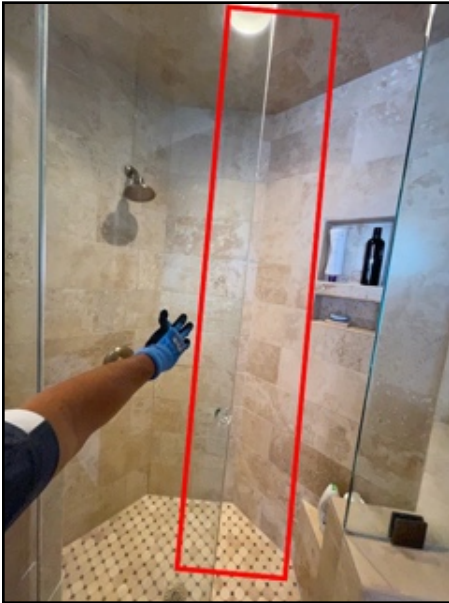


Figure 19-1

## Bathroom #3

Location:

Hallway 1st Floor

Sink(s):

Single Vanity

Condition: Satisfactory





(Bathroom #3 continued)

Toilet:

Standard Tank

Condition: Further Evaluation Required



Comment 20:

The toilet tank is not secured to minimize movement. This can cause leaks or deterioration by constant movement. Recommend further evaluation by a qualified plumber.



Figure 20-1

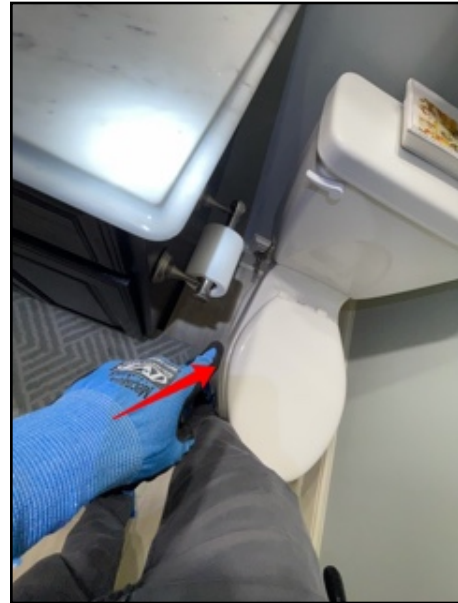


Figure 20-2



Figure 20-3

(Bathroom #3 continued)

Floor:

Tile

Condition: Satisfactory



Ventilation Type:

Ventilator

Condition: Satisfactory



(Bathroom #3 continued)

GFCI Protection:

Outlets

Condition: Satisfactory



## Bathroom #4

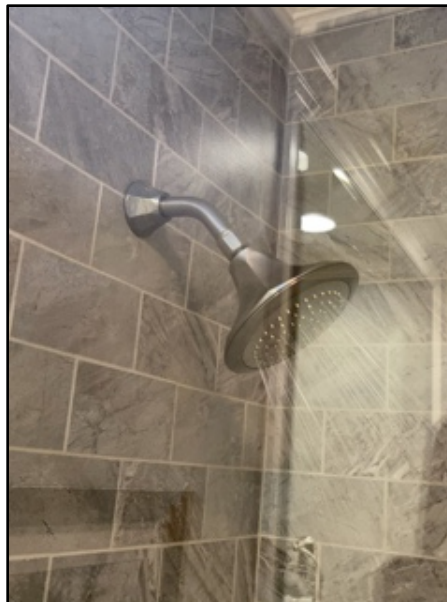
Location:

2nd Floor Guest Room

Shower:

Stall

Condition: Satisfactory



(Bathroom #4 continued)



Comment 21:

The escutcheon plates was not properly installed. These should be repair and caulked to keep water from infiltrating the walls. Recommend further evaluation and repairs by a qualified licensed plumber and a carpenter.



Figure 21-1



Figure 21-2

Sink(s):

Single Vanity  
Condition: Satisfactory



(Bathroom #4 continued)

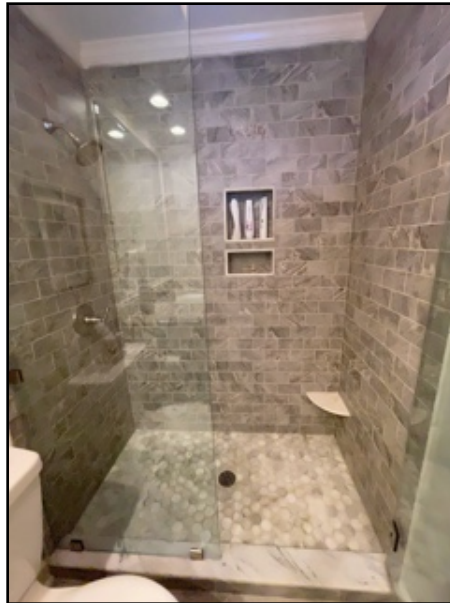
Toilet:

Standard Tank  
Condition: Satisfactory



Shower Walls:

Tile  
Condition: Satisfactory

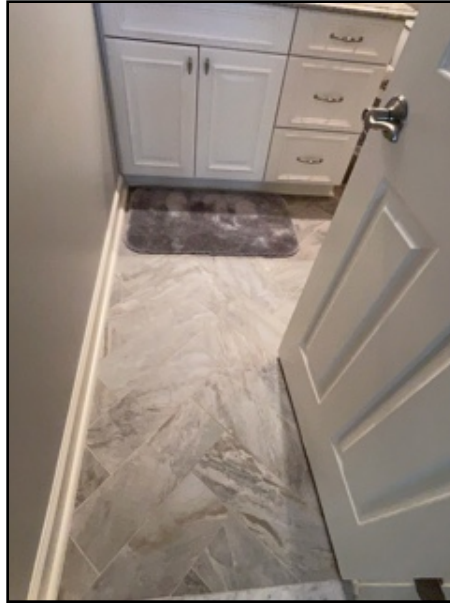


(Bathroom #4 continued)

Floor:

Tile

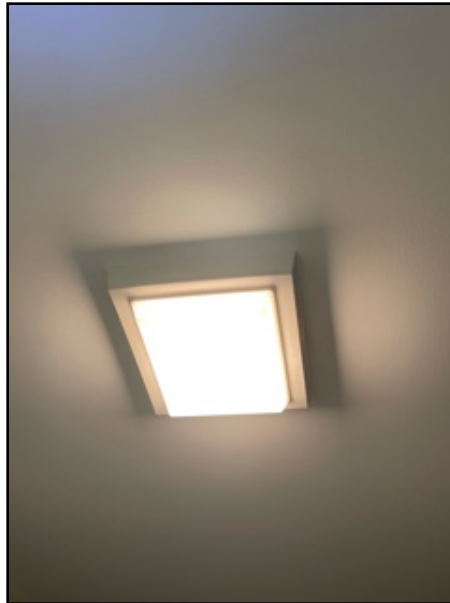
Condition: Satisfactory



Ventilation Type:

Ventilator

Condition: Satisfactory



(Bathroom #4 continued)

GFCI Protection:

Outlets

Condition: Satisfactory



## Living Room

Flooring:

Wood

Condition: Further Evaluation Required



Comment 22:

At the time of the inspection I could not fully inspected the flooring since a big carpet was covering most of it. Recommend further evaluation by a general contractor.

(Living Room continued)

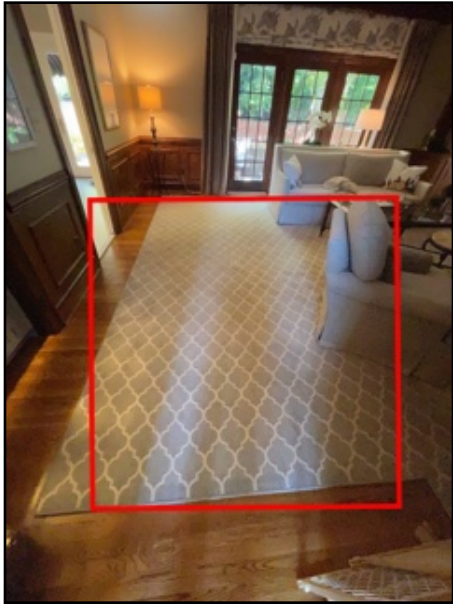


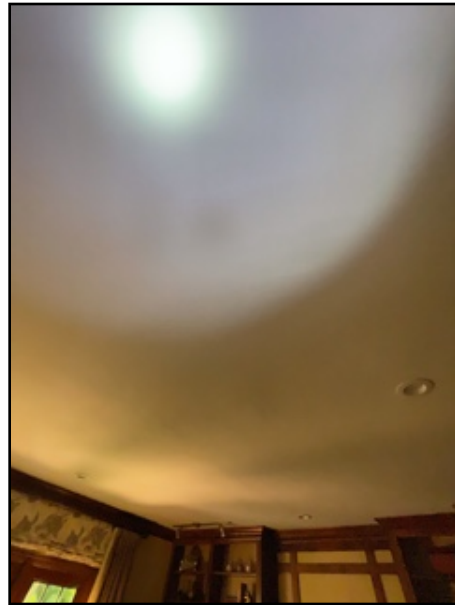
Figure 22-1



Figure 22-2

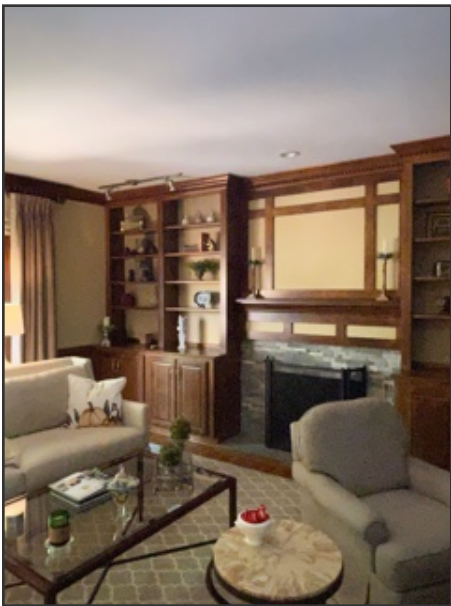
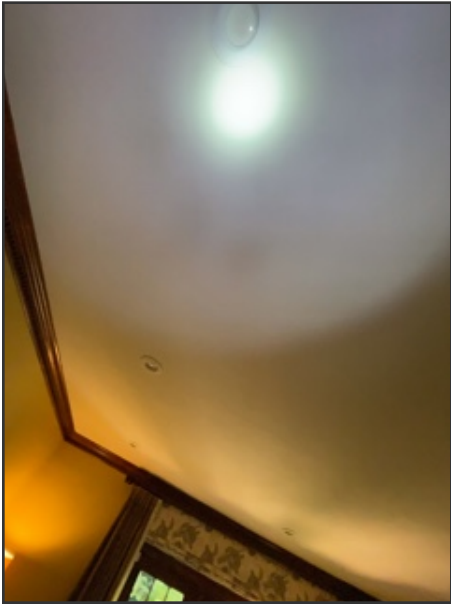
Ceiling and Walls:

Satisfactory  
Condition: Satisfactory





(Living Room continued)

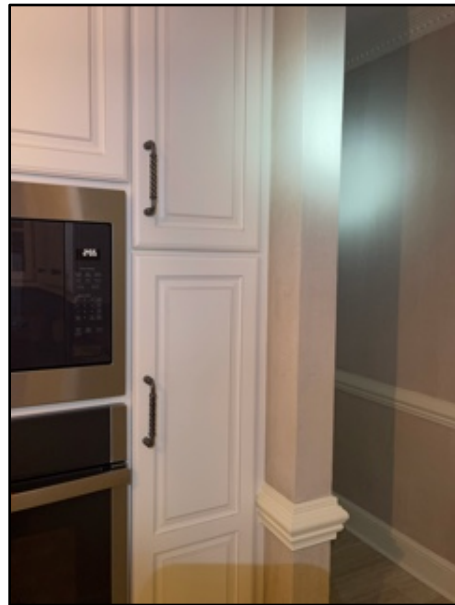
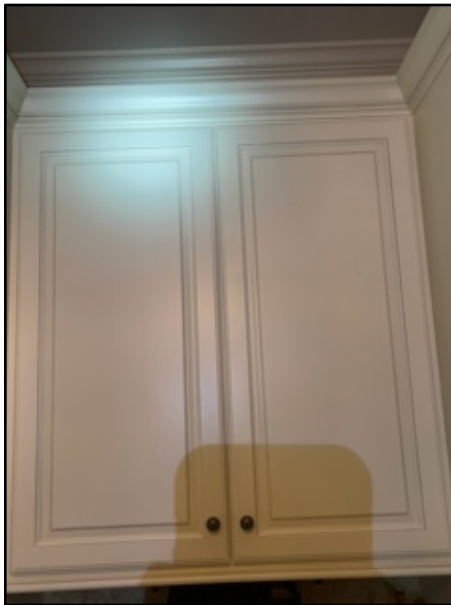
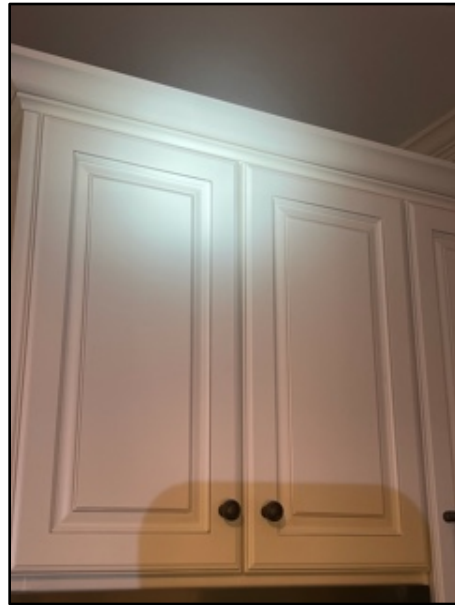


# Kitchen

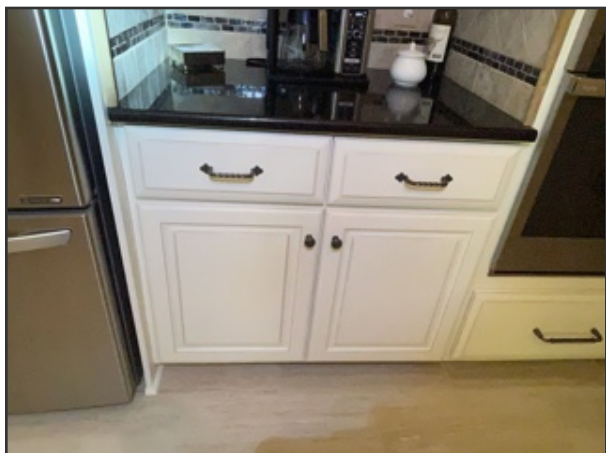
Cabinets:

Wood

Condition: Satisfactory



(Kitchen continued)



Countertops:

Granite

Condition: Satisfactory

(Kitchen continued)



Sink:

Double  
Condition: Satisfactory



(Kitchen continued)

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:



Profile

Condition: Satisfactory

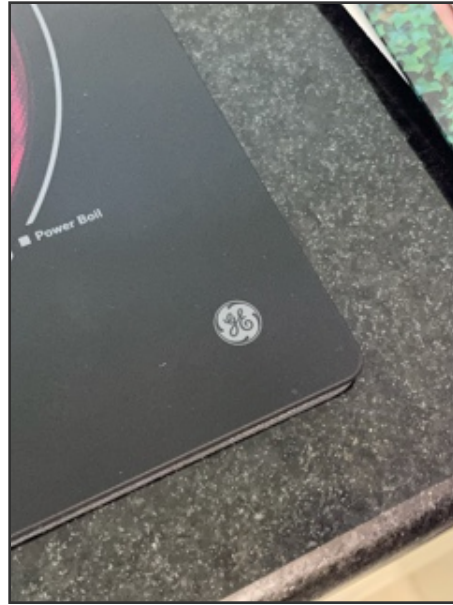


Cooktop:

General Electric

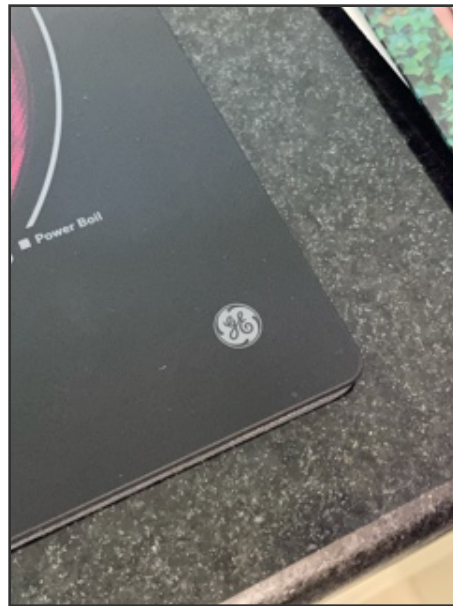
Condition: Satisfactory

(Appliances continued)



Range Hood:

General Electric  
Condition: Satisfactory



(Appliances continued)

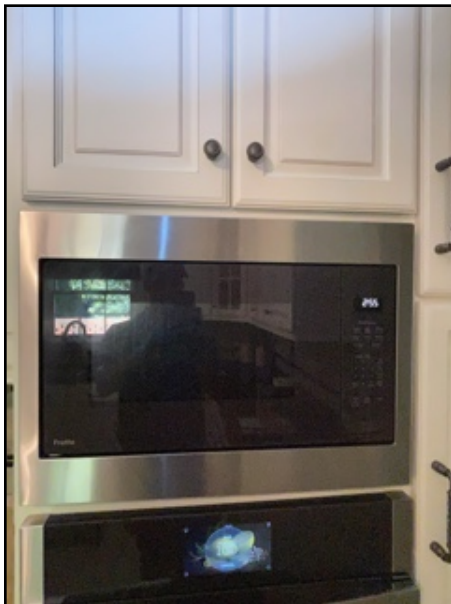
Dishwasher:



Bosch  
Condition: Satisfactory



Microwave:



Profile  
Condition: Satisfactory



(Appliances continued)

Disposal:

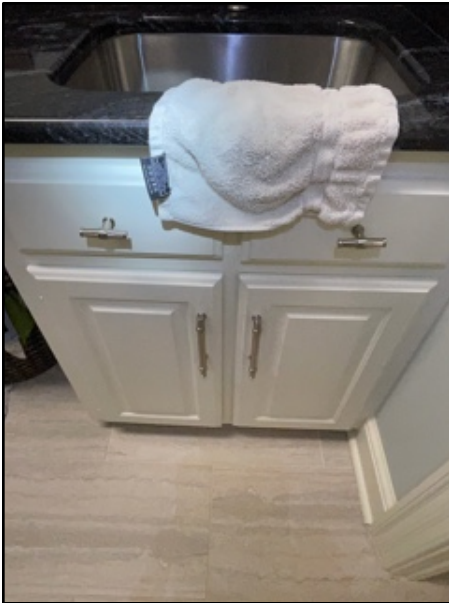
Pro SS  
Condition: Satisfactory



## Laundry

Built In Cabinets:

Yes  
Condition: Satisfactory





(Laundry continued)

Laundry Sink:

Yes

Condition: Satisfactory



Dryer Venting:

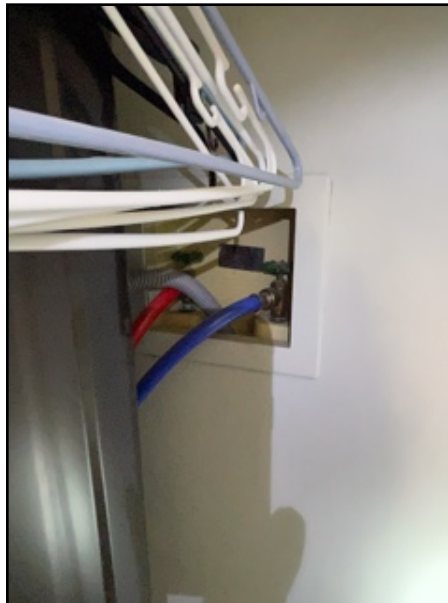
To Exterior

Condition: Satisfactory

Laundry Hook Ups:

Yes

Condition: Satisfactory



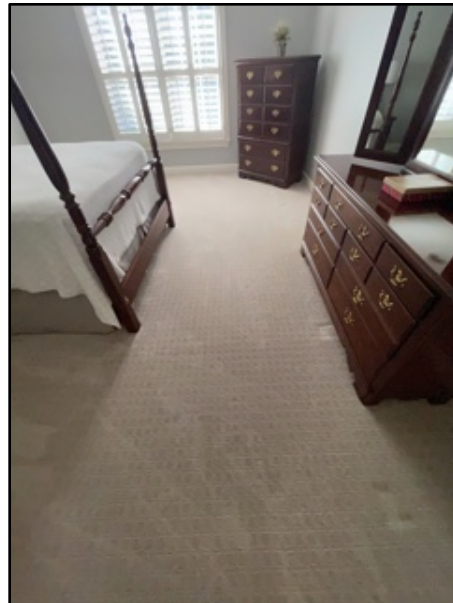
# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:

Tile, Carpet, Wood

Condition: Satisfactory



(Interior continued)

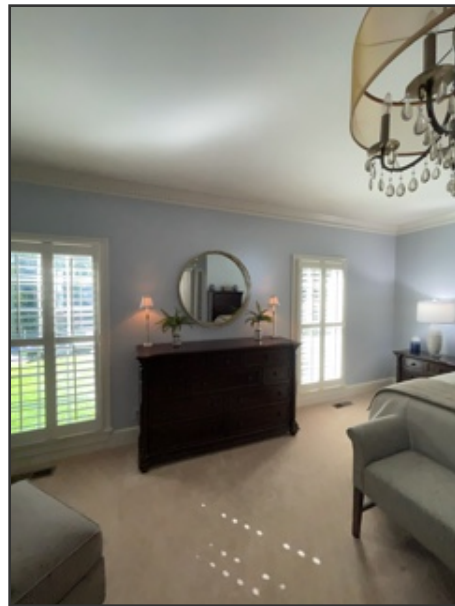
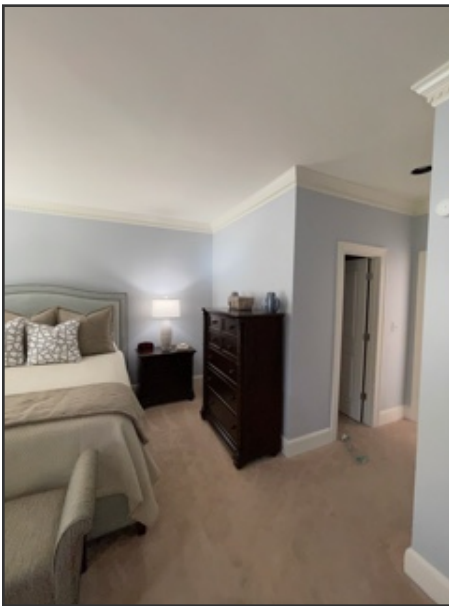


(Interior continued)

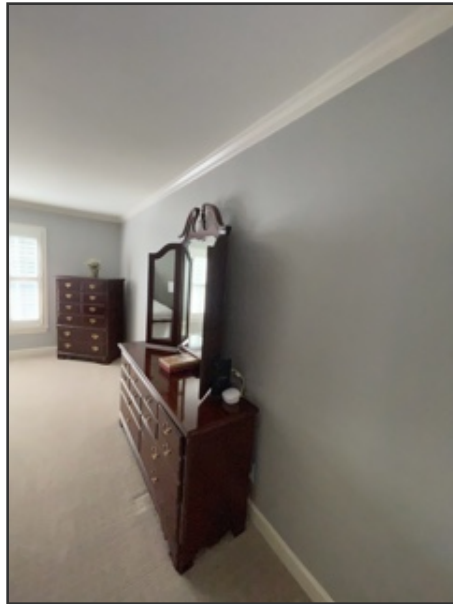
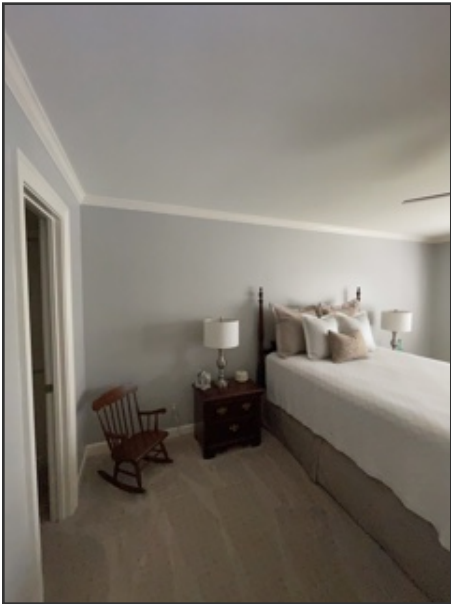
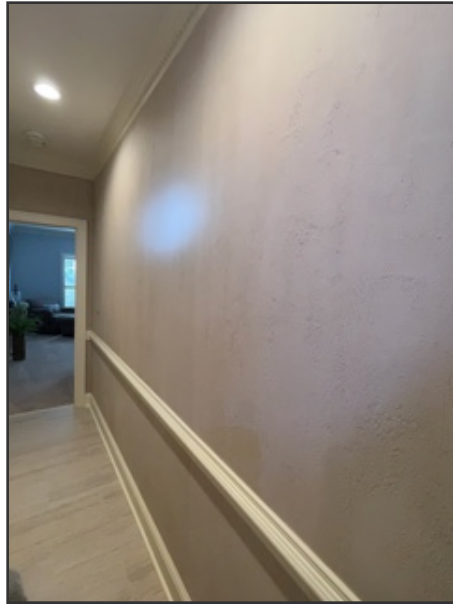
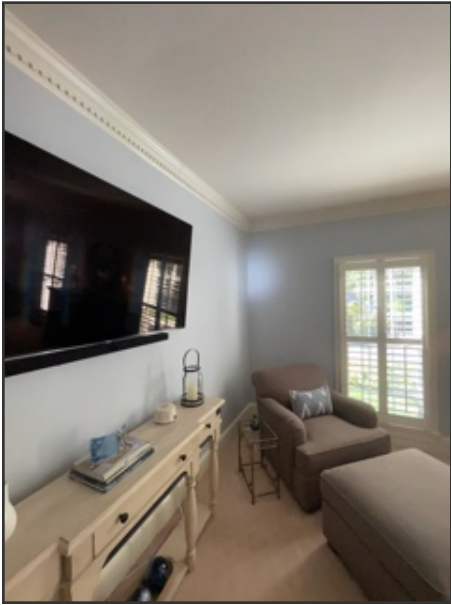


Walls:

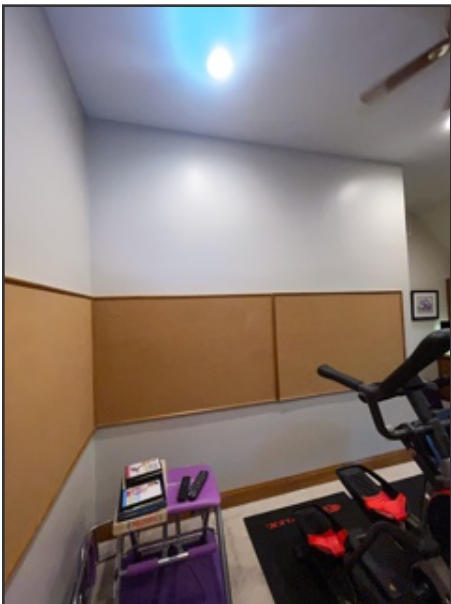
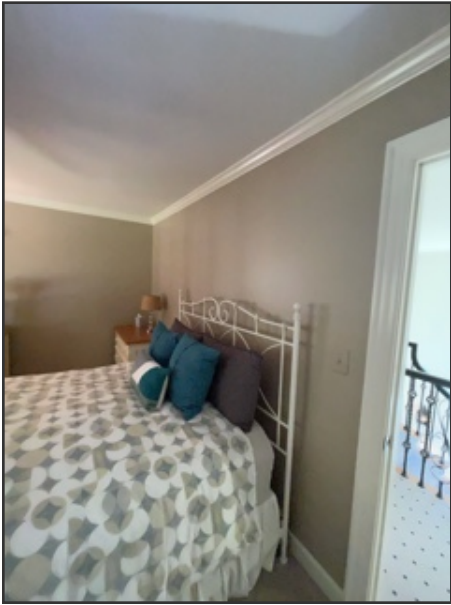
Painted Drywall, Textured Over Drywall  
Condition: Satisfactory



(Interior continued)



(Interior continued)



(Interior continued)

Window Types:

Single Hung

Condition: Satisfactory



(Interior continued)





(Interior continued)



**Comment 23:**

All windows were missing screens. This will allow unwanted insects inside the house. Also multiple windows didn't open. This is a safety hazard. Recommend further evaluation by a windows contractor.



Figure 23-1

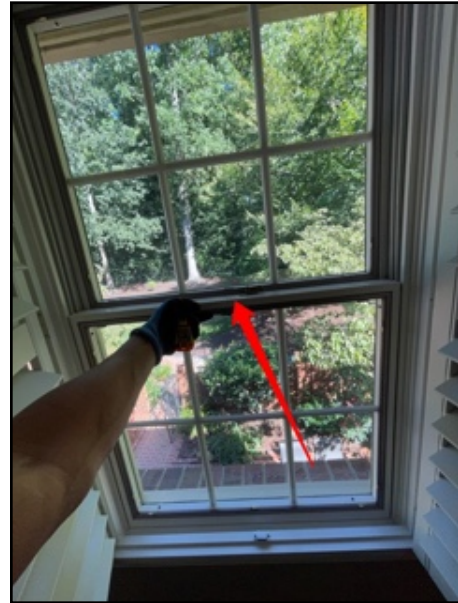


Figure 23-2



Figure 23-3

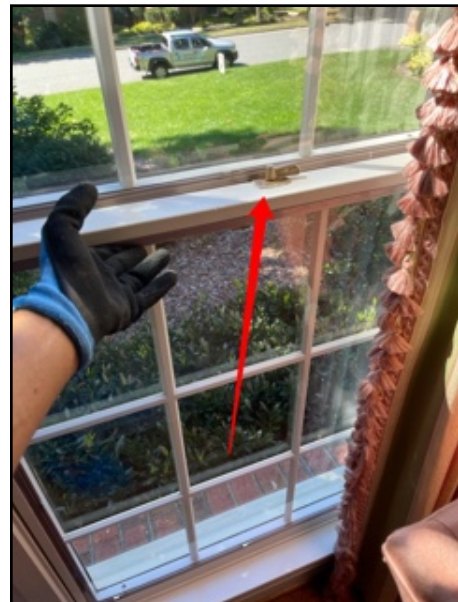


Figure 23-4

Window Materials:

Wood, Vinyl

(Interior continued)

Entry Door Types:

Hinged

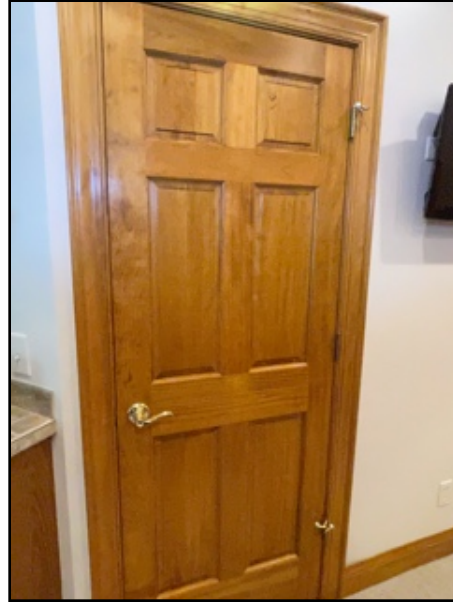
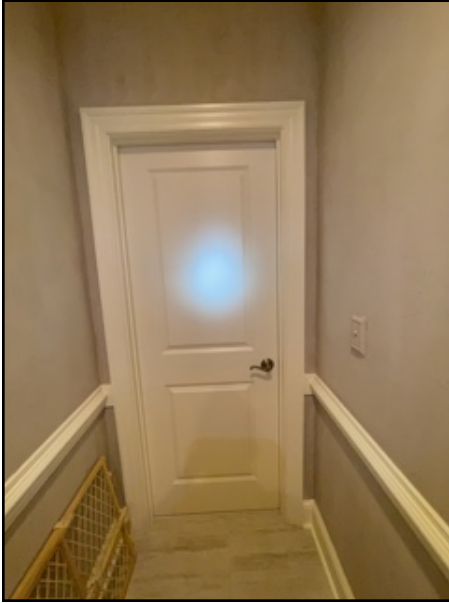
Condition: Satisfactory

Entry Door Materials:

Wood

Interior Door Materials:

Wood



(Interior continued)



Comment 24:

I noticed a door stopper that was missing the cap. This will damage the door. Recommend further evaluation by a handyman.



Figure 24-1

(Interior continued)

Fireplace:

Gas Burning  
Condition: Satisfactory



# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Vegetation

1) Vegetation is growing very close to the property. This should be trimmed at least 12 inches away from the siding. This will cause damage to the structure. Recommend trimming by a landscaping/Tree company.



Figure 1-1



Figure 1-2

(Report Summary continued)



Figure 1-3

## Chimney

2) Very rusted chimney chase cover was found. Rusty streaks are a indication the chase cover is beginning to break down, increasing the risk for water penetration. This can lead to significant damage to the system. Recommend further evaluation by a qualified chimney sweep.



Figure 2-1



Figure 2-2

(Report Summary continued)

### Gutters & Downspouts

---

3) I noticed a downspout that was disconnected. This will allow moisture intrusion and further damages to the foundation. Recommend further evaluation by a handyman.



Figure 3-1

### Signs of Water Penetration

---

4) Efflorescence is a crystalline deposit of salts that can form when water is present in or on brick, concrete, stone, stucco or other building surfaces. It has a white or greyish tint and consists of salt deposits left behind when water evaporates. In addition, efflorescence can appear as a powdery substance on floors and walls and requires special care to treat. Moisture stains and high moisture readings were noticed inside the crawlspace, this is indication of major moisture intrusion. Recommend further evaluation by a foundation specialist.

(Report Summary continued)



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4



(Report Summary continued)



Figure 4-5



Figure 4-6

Structure: Attic

5) I noticed exposed electrical cables in the attic. They should be properly concealed in a junction box. This is a safety hazard. Recommend further evaluation by a general contractor.

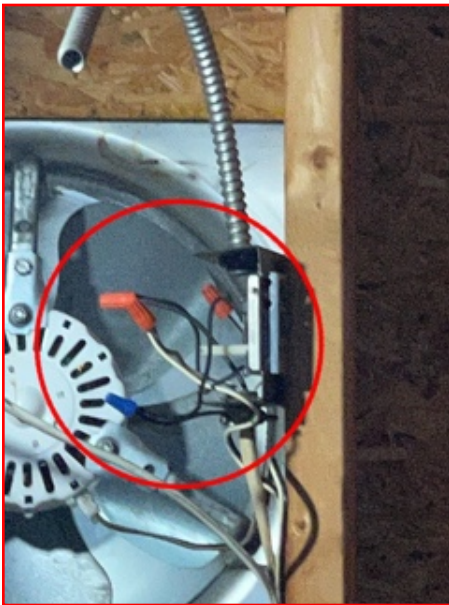


Figure 5-1



Figure 5-2

(Report Summary continued)

### Moisture Condition

---

6) There were several area inside the crawlspace that were wet and moist this indicates major water intrusion. This will cause damaged and problems to the foundation and the property. Recommend further evaluation and repairs by a qualified crawlspace specialist.



Figure 6-1



Figure 6-2

### Structure: Crawlspace

---

7) I noticed improperly concealed electrical cables inside the crawl space, they should be properly concealed in a junction box. This is a safety hazard and all wires should be secure to the floor joists. Recommend further evaluation and repairs by a foundation specialist.

(Report Summary continued)



Figure 7-1



Figure 7-2

### Smoke Detectors

8) I noticed several smoked detectors in the house but according to the National Fire Protection Association (NFPA), smoke alarms should be installed on every level of your home. Fire detectors should also be installed inside of every bedroom and outside of each sleeping area as well as at least 10ft away from the kitchen. This is a major safety concern as failure to properly detect fires will allow further damage to occur and put lives in danger. Recommend installing more fire detectors by a general contractor.



Figure 8-1



Figure 8-2

(Report Summary continued)



Figure 8-3

### Electrical

9) At the time of inspection I couldn't fully inspected the service panel. It had a molding that would not let me take out the door. Recommend further evaluation by liscense electrician.



Figure 9-1



Figure 9-2

(Report Summary continued)

10) I noticed loose breakers in the panel. Loose and disconnected wires can become hot enough to start fires or can create serious shock hazards because the breaker doesn't always trip and shut off the power. Recommend further evaluation by a license electrician.



Figure 10-1



Figure 10-2

### Manufacturer

11) I noticed that the heat pump didn't have a water pan. This will allow moisture intrusion into the foundation and cause further damages. Recommend further evaluation by an HVAC specialist.

(Report Summary continued)



Figure 11-1

Manufacturer #2

12) At the time of the inspection a shut off valve was not visible near the heat pump. This is a safety hazard. Recommend further evaluation by a heater contractor.

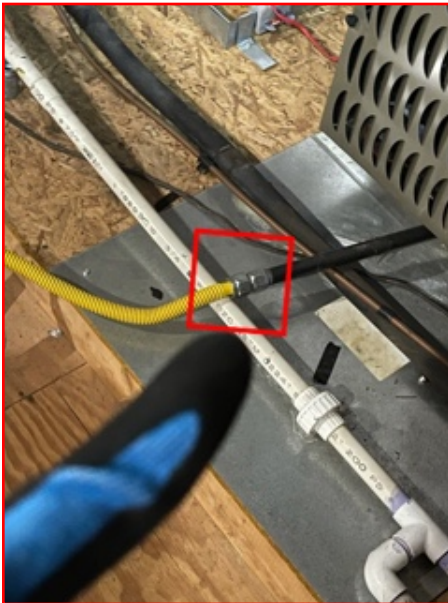


Figure 12-1

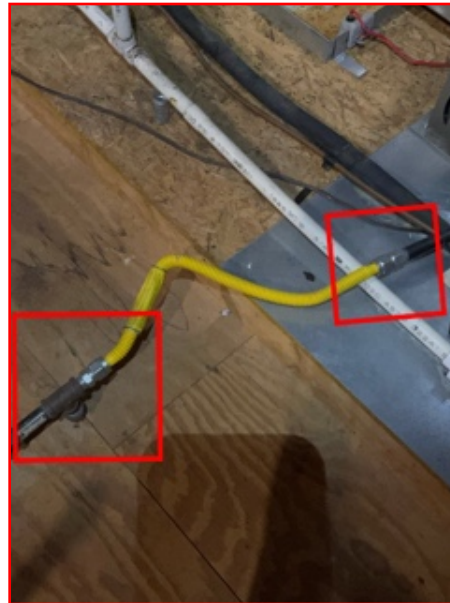


Figure 12-2

(Report Summary continued)

### Condenser Make #2

---

13) The HVAC system is past the expected life expectancy. Recommend further evaluation by a qualified HVAC specialist.



Figure 13-1

### Sink(s)

---

14) I noticed a malfunctioning water stopper. This is necessary in order to keep pipes from clogging with debris or objects. This may cause excessive consumption of water and moisture intrusion. Recommend repairs and further evaluation by a qualified general contractor or plumber.

(Report Summary continued)



Figure 18-1

Bathrooms: Bathroom #2

15) At the time of the inspection I noticed that the shower door had to be pulled instead of pushed to get out of the shower. This is a safety hazard. Recommend further evaluation by a general contractor.

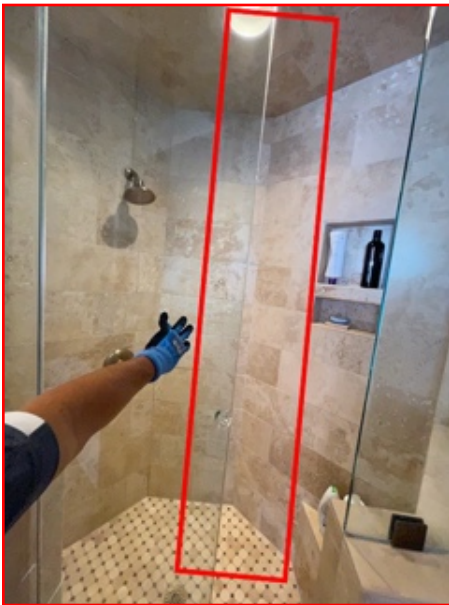


Figure 19-1



(Report Summary continued)

## Toilet

---

16) The toilet tank is not secured to minimize movement. This can cause leaks or deterioration by constant movement. Recommend further evaluation by a qualified plumber.



Figure 20-1

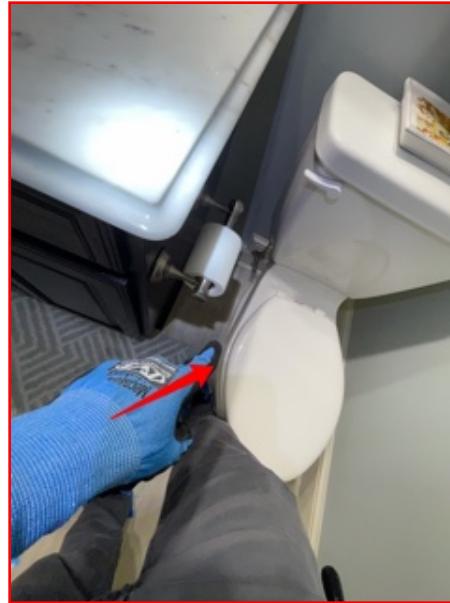


Figure 20-2



Figure 20-3

(Report Summary continued)

### Shower

17) The escutcheon plates was not properly installed. These should be repair and caulked to keep water from infiltrating the walls. Recommend further evaluation and repairs by a qualified licensed plumber and a carpenter.



Figure 21-1



Figure 21-2

### Flooring

18) At the time of the inspection I could not fully inspected the flooring since a big carpet was covering most of it. Recommend further evaluation by a general contractor.



Figure 22-1



Figure 22-2

(Report Summary continued)

### Window Types

---

19) All windows were missing screens. This will allow unwanted insects inside the house. Also multiple windows didn't open. This is a safety hazard. Recommend further evaluation by a windows contractor.



Figure 23-1

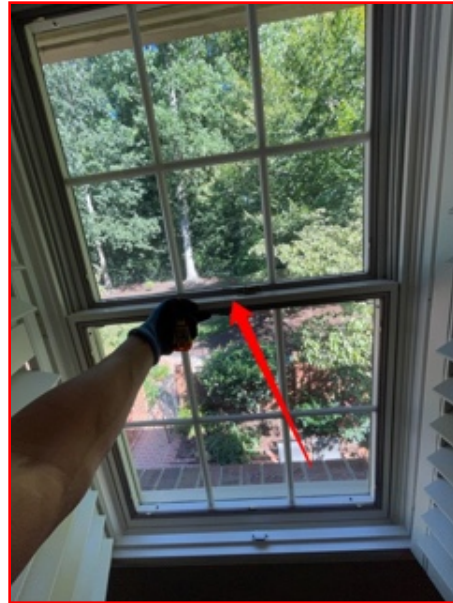


Figure 23-2



Figure 23-3



Figure 23-4

(Report Summary continued)

### Interior Door Materials

---

20) I noticed a door stopper that was missing the cap. This will damage the door. Recommend further evaluation by a handyman.



Figure 24-1