

PROPERTY INSPECTION REPORT



Inspector: David Skaggs

License #HI12976

Phone: 229-560-0175

Email: nextstep.ga@solution4u.com

Next Step Inspections

9876 Straight Cir.


Inspection Prepared For: Preferred Customer

Agent: Support - Home Inspector Pro

Date of Inspection: 1/18/2021

Year Built: 1972 Size: 1744

Report Summary

Grounds		
Page 13 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none">• REPAIR: excessive cracks in sidewalk. Repair and/or monitor for expansion and development of trip hazards.
		
Driveway cracks		Driveway cracks
Outdoor Electrical		
Page 15 Item: 1	Outdoor Electrical Condition	<ul style="list-style-type: none">• REPAIR: Outbuilding overhang light and interior switch has wire splices made outside of junction boxes. Back flood light not properly installed. Recommend licensed electrician to properly install with junction box.• REPAIR: No Ground Fault Circuit Interrupter (GFCI) protection outdoors, or anywhere throughout the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at all wet area locations (kitchen, bathrooms, carport, outside, etc).



Improper wiring



Improper wiring



No GFCI protection

Exterior Areas

Page 17 Item: 2

Eaves & Facia

- **REPAIR:** Moisture damage noted to facia and soffit areas in numerous places around home. Recommend repair and replacement as necessary.



Moisture damage



Moisture damage

Page 18 Item: 3

Railings

• **SAFETY:** Handrails- There were no railings installed at the steps both at patio in back or porch stairs in front. This is a potential tripping hazard. Recommend installing protective railings.



Missing handrails



Missing handrails

Page 19 Item: 5

Window Condition

• **REPLACE:** Multiple windows at front of house broken. Replace as necessary.



Broken window



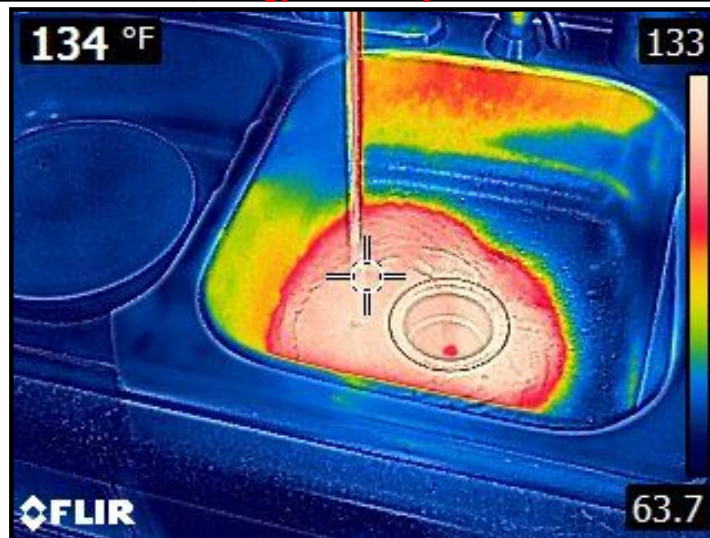
Broken windows

Water Heaters

Page 28 Item: 1

Water Heater
Condition

SAFETY ISSUE: Temperature - Water temperature observed to be: 134 degree F. This is unsatisfactory and too hot. Recommended temp should be set at 118-122 degrees F. to prevent scalding, extend water heater life, and improve energy efficiency and conservation.

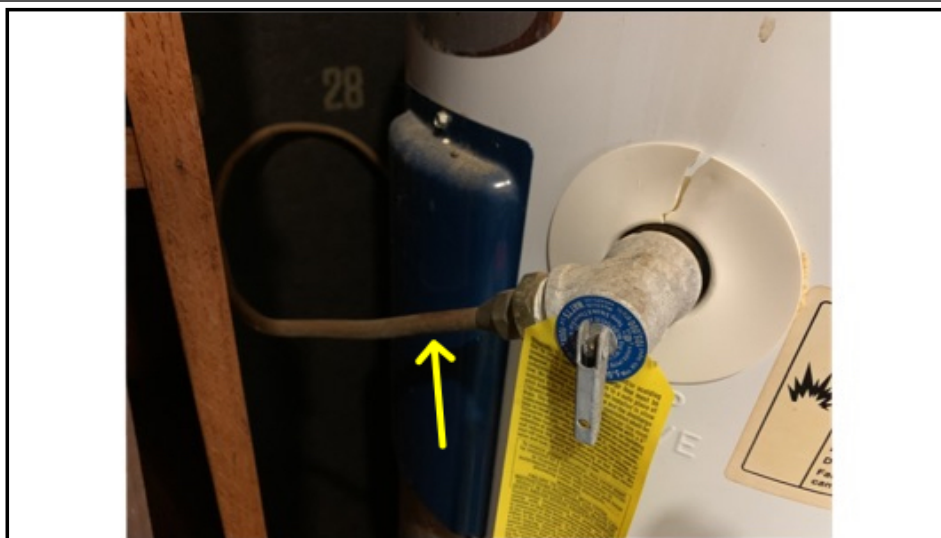


Water temperature

Page 29 Item: 2

TPRV

• **REPAIR:** TPRV Material - The Temperature and Pressure Relief Valve (TPRV) drain line is made of **PVC** or other inappropriate material. This material may melt in the event the relief valve opens. The line should be full size 3/4 inches and made of copper, CPVC, or galvanized steel



TPRV - reduced line

Crawl Space

Page 31 Item: 3

Framing

• **FURTHER EVALUATION:** One or more joist hangers are improperly installed or lacks fasteners. Further review and repair by a qualified contractor recommended.



Improper repairs



Improper repairs

Page 32 Item: 4

Sub-floor

• **FURTHER EVALUATION:** Elevated moisture noted at both bathroom areas and kitchen, along with some moisture damage and staining under air handler unit. No active leak observed at time of inspection, but due to elevation in moisture readings, further evaluation and repairs by qualified plumber is recommended.



Excess moisture around bathrooms



Elevated moisture - below kitchen

Page 37 Item: 12

Plumbing
Condition

• **REPAIR:** Crawl space had plumbing that was unsupported and laying in dirt/on ground. Recommend repair to properly support plumbing.



Plumbing unsupported

Page 37 Item: 13

Electric

• **REPAIR:** Improper wiring with junctions outside of junction box observed, which is a safety concern. Recommend licensed electrician to install junction box as needed.



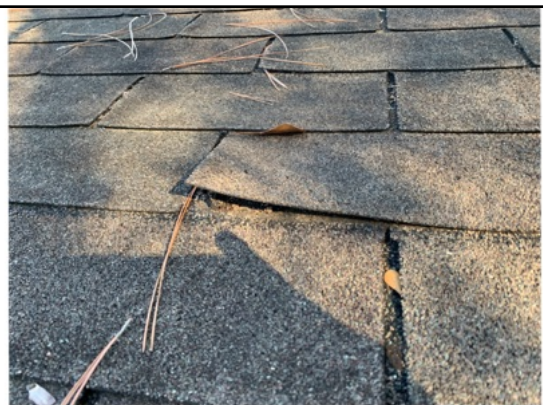
Improper electrical connection

Roof

Page 38 Item: 1	Roof Condition	<ul style="list-style-type: none"> • REPAIR: Shingles are starting to curl and they are brittle and some shingles loose when tested. Could not access majority of the attic space due to personal items and duct work blocking access which prevented underside decking inspection. Unable to determine age due to no permit on file. Some roofing wet from condensation. Dry parts did not have many granules. Recommend further evaluation/repair from qualified roofer as necessary.
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Loose



Shingles cupping

Page 40 Item: 2	Flashing	<ul style="list-style-type: none"> • REPLACE: Rubber plumbing vent boots are at the end of there life and should be replaced to prevent moisture damage to interior areas. • REPAIR: Vent pipe too low, which should be a minimum of 6" high where it comes through the roof.
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Vent stack too low



Rubber flashing/boot worn

Interior Areas

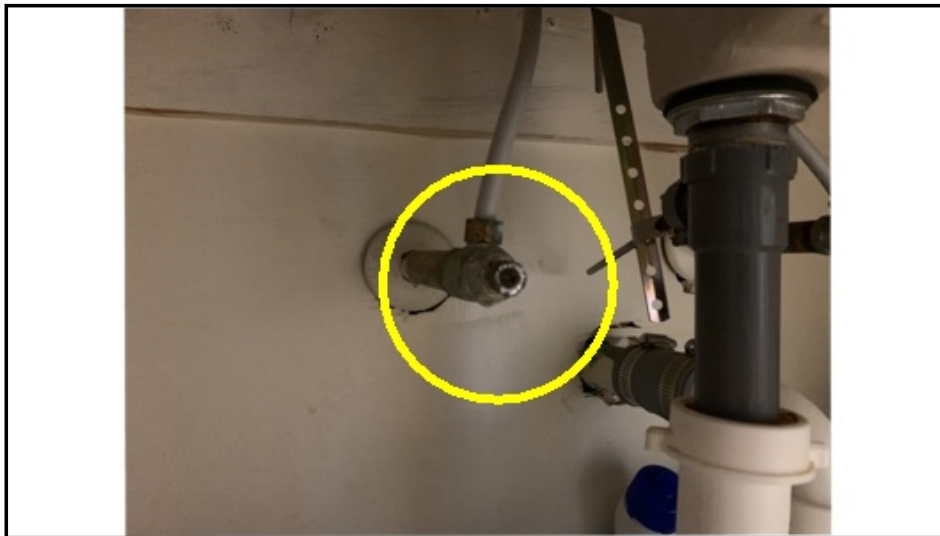
Page 45 Item: 5	Floor Condition	• REPAIR: Cracked tile noted in kitchen near dishwasher.
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Cracked tile

Bathroom

Page 46 Item: 2	Sinks	• REPAIR: Both bathrooms have low water pressure when using hot water. Recommend further evaluation by qualified plumber.
Page 47 Item: 6	Plumbing	• REPAIR: hallway bathroom hot water shut off valve handle broken. Recommend replacing shut off handle.



Hallway- shut broken handle

Page 48 Item: 7	Toilets	<ul style="list-style-type: none">• The toilet bowl is loose at floor anchor bolts in both bathrooms. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.
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Master bath toilet loose



OK bath toilet lose

Page 48 Item: 8	Bath Tubs	<ul style="list-style-type: none">• REPAIR: Grouting/caulking around both tubs requires re-sealing. Water penetrating these areas can cause water to leak into and down the walls into the sub floor.
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Needs caulking - master bath



Hallway- tub/floor needs sealing

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Attendance

In Attendance:

- Owner present

2. Home Type

- Single Family Home
- 1 story

3. Occupancy

- Occupied - Furnished: Heavy volume of personal and household items observed.

4. Weather conditions

- Today's weather is dry
- Temperature was 50-55
- Recent weather has been dry
- Soil conditions were: damp.

5. Building faces

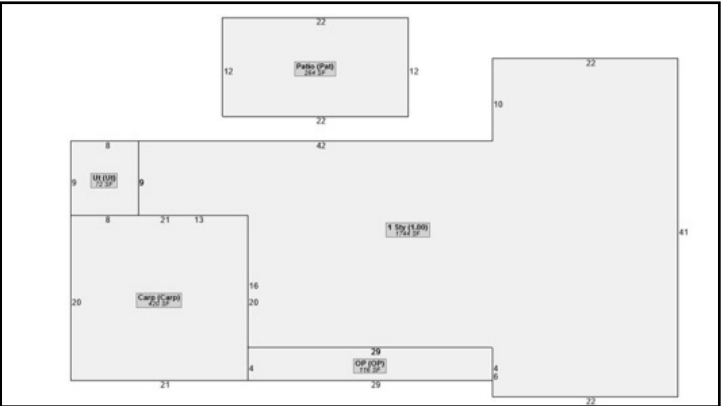
Main entry faces: North

Perimeter

1. Exterior Photos



Property Location



Building Schematic



Perimeter



Perimeter



Perimeter



Perimeter

Services/Utilities

1. Service Type & Availability

Observations:

- All utilities were On at the time of the inspection
- Water source is Public
- Sewage disposal is Public Sewer

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

- Driveway materials noted: Concrete
- **REPAIR: excessive cracks in sidewalk. Repair and/or monitor for expansion and development of trip hazards.**



Driveway cracks



Driveway cracks

2. Grading

- No major system safety or function concerns noted at time of inspection. The exterior drainage appears to be generally away from foundation.

3. Landscaping Observations

Observations:

- Inspecting the landscaping is not within the scope of this inspection except as it may affect the main structure and roof. Low voltage lighting is also not covered within the scope of this visual inspection.
- **REPAIR: Uneven soil near rear deck. Recommend filling in and leveling to reduce possibility of tripping hazard.**

4. Fence Condition

Materials:

- Fence or wall material: wood
- Inspecting fences and/or gates are not within the scope of this inspection (except when in conjunction with a swing pool). Any observations/recommendations are courtesy. Recommend confirming that all fences and gates are in serviceable condition before the close of escrow.
- **OBSERVATION:** Wood fence and gates are older and in need of some repairs, but functional.



Gate in disrepair

5. Outbuilding condition

- Shed construction material: wood or wood composite

Observations:

- Inspecting outbuildings are not within the scope of this inspection. Any observations or recommendations are courtesy. Recommend confirming that outbuildings are in serviceable condition before the close of escrow.
- Siding to Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.



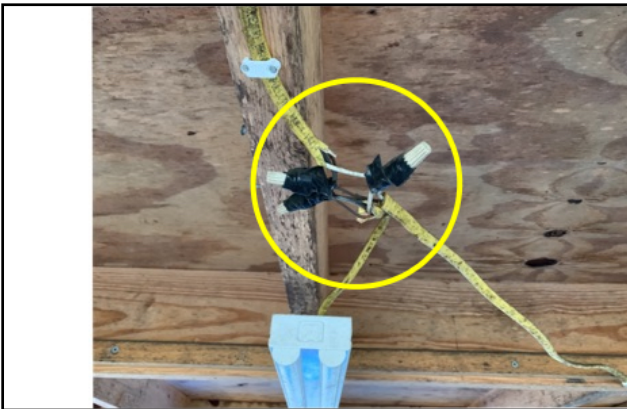
Outbuilding

Outdoor Electrical

1. Outdoor Electrical Condition

Observations:

- **REPLACE:** Front porch outlet cover weather seal worn.
- **REPAIR:** Outbuilding overhang light and interior switch has wire splices made outside of junction boxes. Back flood light not properly installed. Recommend licensed electrician to properly install with junction box.
- **REPAIR:** No Ground Fault Circuit Interrupter (**GFCI**) protection outdoors, or anywhere throughout the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at all wet area locations (kitchen, bathrooms, carport, outside, etc).



Improper wiring



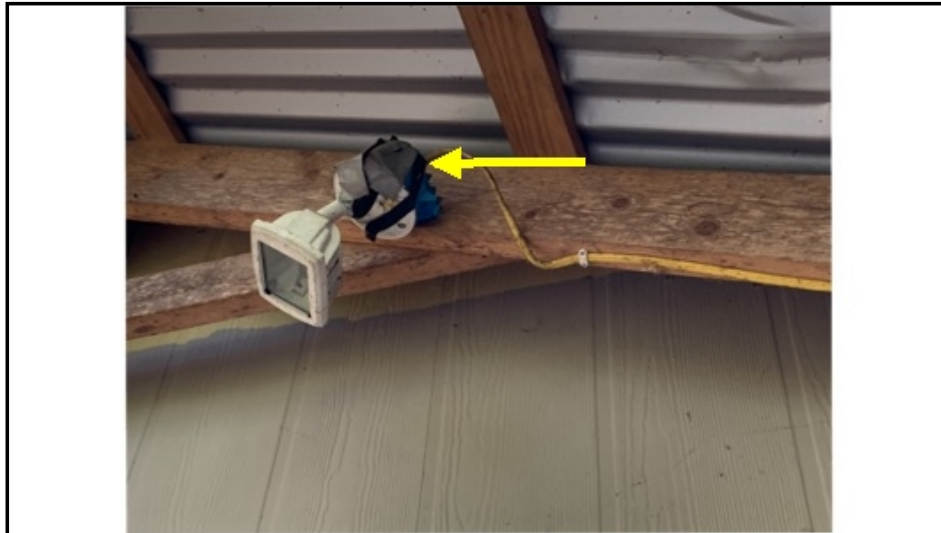
Improper wiring



Missing/worn seal



No GFCI protection



Improperly installed fixture

Exterior Plumbing

1. Plumbing Condition

Description:

- Main water shutoff located at north side of house; valve not tested.
- Water pressure measured at an outside hose bib was 70 pounds per square inch (PSI).
- Cast iron drain piping present.
- Copper piping present.
- CPVC (Chlorinated Polyvinyl Chloride) piping present.
- Galvanized piping present.
- **PVC** (Polyvinyl Chloride) piping present.

Condition:

• **OBSERVATION:** Be advised that as an old house there is still some plumbing that is quite old. While the plumbing may be functioning at this time, its life may be limited. This home is also equipped with portions of Galvanized water lines. Typical lifespan of galvanized plumbing is 30 years. Recommend budgeting for replacement in the future due to the restriction/ loss of pressure/rust in water/rupture or leaks due to corrosion of pipes from the inside surface.



Water shut off



Water pressure

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Condition

Materials: Exterior Wall Covering: Brick Veneer • Exterior Wall Covering: Wood - Painted

Observations:

- **OBSERVATION:** Weep holes are missing from the brick facade. This discrepancy allows moisture which penetrates the brick and mortar to accumulate, accelerating decay and encouraging insect infestation in the frame walls. Without opening the wall, there is no way to tell whether decay is occurring or the extent of damage. There is also little that can be done to correct this problem short of removing the wall and reinstalling it correctly. The walls in these areas should be periodically monitored for any signs of moisture or insect damage.
- **ROUTINE MAINTENANCE:** Openings - Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof to prevent pest and moisture entry. This inexpensive task can save from costly repairs.
- **NOTE:** Approximately 3/4 of the homes built before 1978 (about 64 million homes) contain some lead-based paint. For more information, refer to the following EPA Fact Sheet: <https://www.epa.gov/sites/production/files/documents/fs-discl.pdf>

2. Eaves & Facia

Observations:

- Soffits are non-ventilated and made of wood or wood-like material
- Fascia is made of wood or wood-like material
- **REPAIR:** Moisture damage noted to facia and soffit areas in numerous places around home. Recommend repair and replacement as necessary.



Moisture damage



Moisture damage



Moisture damage



Moisture damage



Moisture damage



Moisture damage

3. Railings

Observations:

- **SAFETY: Handrails-** There were no railings installed at the steps both at patio in back or porch stairs in front. This is a potential tripping hazard. Recommend installing protective railings.



Missing handrails



Missing handrails

4. Doors

Observations:

- REPAIR: Storm door handle broken.



Handle doesn't work

5. Window Condition

Observations:

- ROUTINE MAINTENANCE: Paint - Windows are weathered; paint is chipping and peeling away. Any exterior wood must be protected from the elements as best as possible. Suggest scraping and painting as necessary.
- ROUTINE MAINTENANCE: Suggest sealing/caulking and as necessary for part of routine maintenance to prevent further deterioration.
- REPLACE: Some window screens missing/torn/damaged. Repair/replace as necessary.
- REPLACE: Multiple windows at front of house broken. Replace as necessary.



Broken window



Broken windows

6. Porch - Front/Side

Observations:

- Walking surface is Tile.
- The patio roofing materials noted: Same as the main structure
- No major safety or function concerns noted at the time of the inspection.

7. Patio - Back/Side

Observations:

- Walking surface is Wood.
- IMPROVE: Wood to soil contact at deck supports. Deterioration may occur and it provides easier access for insects to gain access.



Wood to ground contact

Incoming Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors,

cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Service Entrance

Description:

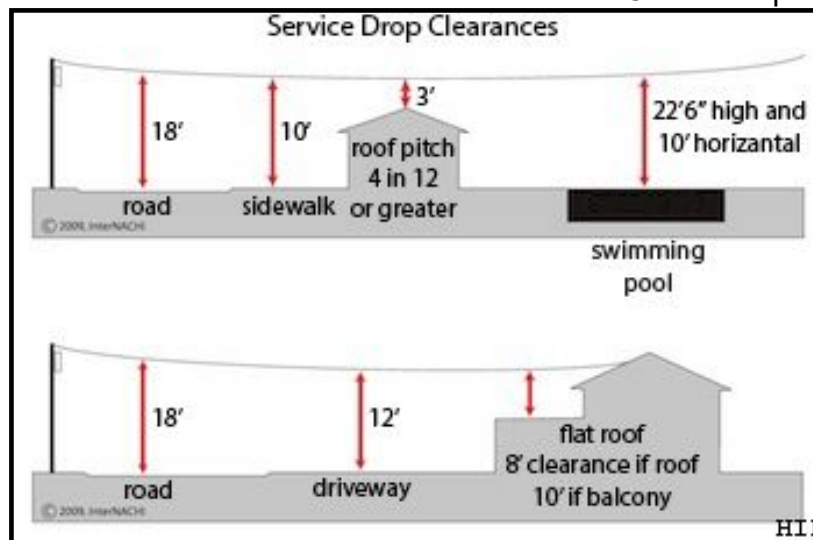
- Power is provided to the home through an overhead service drop.
- Ground wire not visible and therefore cannot report on condition.



Power Meter



Overhead power drop



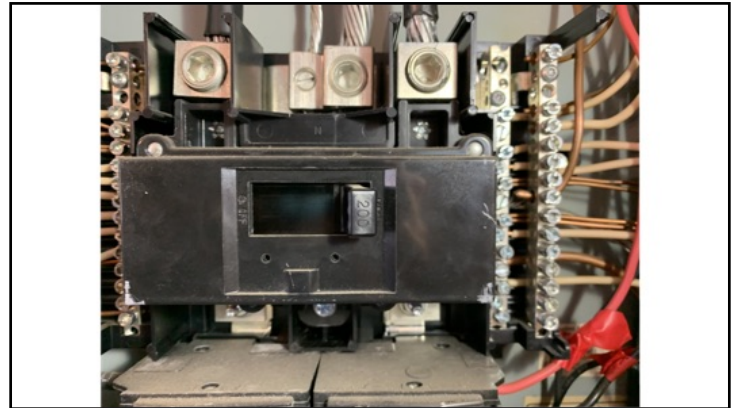
2. Service Capacity

Observations:

- 120/240V - 200 amp
- OBSERVATION: Panel schematic is not fully filled in or legible. Recommend correcting this for quick and accurate access.



Panel schematic



Main disconnect

3. Panel Condition

Location: The main electrical panel shutoff is located in the bedroom (nearest to master bedroom)

Panel Manufacturer: Square D

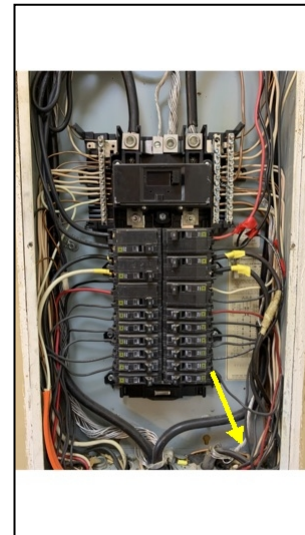
Main electric disconnect is located in the panel box.

Observations:

- REPAIR: Several screws are stripped and will not tighten. Cover is secure but should have all screws able to be tightened.
- REPAIR - Bushings/cable connector missing from panel box where wires enter/exit the panel. The sharp edges of the box can chaff the wires becoming a hazard.



Main Panel - Cover On



Bushing missing

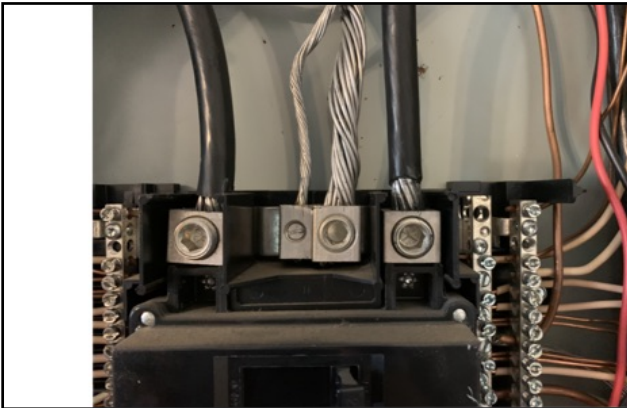


Panel screws stripped

4. Conductors

Condition:

- Service Entrance Cables: Aluminum (OK)
- Branch Wiring: Copper
- Nonmetallic sheathed electrical cable, commonly referred to as "NM" or "Romex"



Service wires



Branch wires



Branch wires



Branch wires



Branch wires

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Condenser

Observations:

- Condenser Manufacturer: Goodman
- Condenser Manufactured: 2007
- Condenser Energy Source: Electric
- Heating, Ventilating Air Conditioning Type: :Heat Pump
- The Condenser is located outside on the South of the house.
- MONITOR: R-22 - Be advised that the HVAC system uses R-22 refrigerant. Production of this type of unit stopped in 2010 and use of the R-22 refrigerant was phased out as of 2020. Future repairs are likely to be expensive.
- MONITOR: Older Unit - The AC condenser is an older unit. The service life is expected to be approximately 10-15 years. Any component of a central cooling and heating system which is over 10 years old is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 13 years is in the realm of good fortune only and should be viewed as such.



Condenser/Compressor



Manufacture label

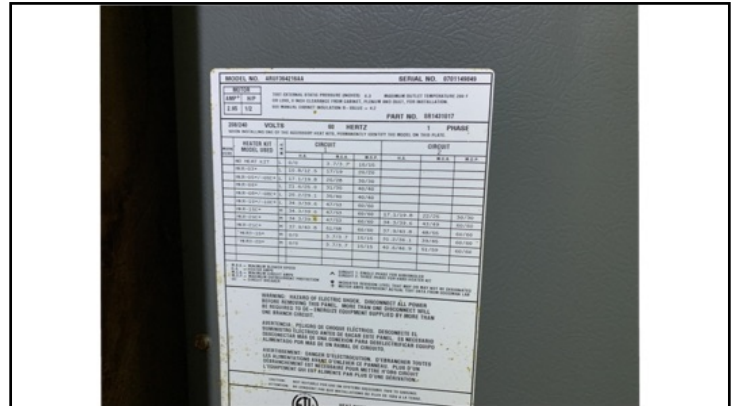
2. Air Handler and Heater

Observations:

- Air handler unit manufacturer: Goodman
- Air handler date manufactured: 2007
- The air handler is located in the hallway closet.
- Heat pump was tested using normal operating controls. Unit appeared to operate properly at time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a licensed HVAC contractor should be consulted prior to closing.
- MONITOR: Older Unit - The air handler is older. Heating systems of this type have expected service lives of 10-15 years. Any component of a central cooling and heating system which is over 10 years old is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 13 years is in the realm of good fortune only and should be viewed as such.



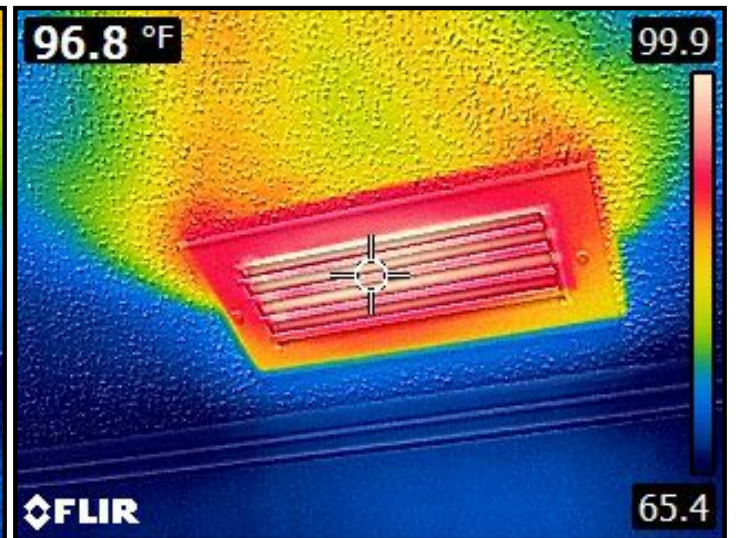
Air Handler



Manufacture label



Return temperature



Supply temperature

3. Enclosure

Observations:

- Air handler enclosure appeared to be good. No concerns at time of inspection.

4. Refrigerant Lines

Observations:

- The visible portions of the refrigerant lines appeared functional.

5. Registers

Observations:

- The visible portions of the refrigerant lines appeared functional.

6. Filters

Observations:

- Air filter located in a wall filter grill in the hallway.
- The visible portions of the refrigerant lines appeared functional.

7. Thermostats

Observations:

- Digital, Programmable Type
- The thermostat was functional at the time of the inspection.



Thermostat

8. Ducts

Observations:

- Heating, ventilating and air conditioning (HVAC) ducts are located in both attic and crawlspace.
- Ductwork is rigid insulated metal
- Ductwork is flex duct
- The visible portions of ductwork is in typical condition for its age with no significant defects noted.



Attic HVAC duct



Attic - Ducts

9. Limitations

Limitations:

- The heat pump was operated on the heating cycle only due to the exterior temperature was below 65 degrees. Damage may result from operating on cooling cycle in warm weather.
- LIMITATION: Ducts not fully able to be inspected due to lack of accessibility in the attic at time of inspection due to personal items.

Water Heaters

1. Water Heater Condition

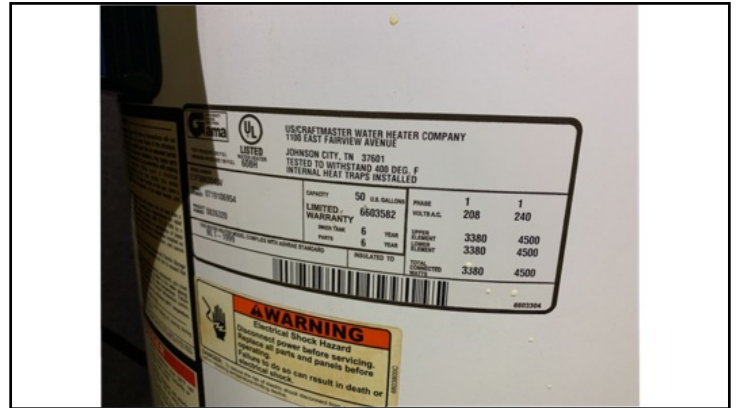
Info:

- Water Heater Manufacturer: Whirlpool
- Water Heater Manufactured In: 2007
- Water Heater Capacity (Size): 50 Gallon
- Water Heater Type: Electric

Condition: **SAFETY ISSUE: Temperature - Water temperature observed to be: 134 degree F. This is unsatisfactory and too hot. Recommended temp should be set at 118-122 degrees F. to prevent scalding, extend water heater life, and improve energy efficiency and conservation.**



Water Heater



Manufacture label



Water temperature

2. TPRV

Observations:

- **REPAIR:** TPRV Material - The Temperature and Pressure Relief Valve (TPRV) drain line is made of PVC or other inappropriate material. This material may melt in the event the relief valve opens. The line should be full size 3/4 inches and made of copper, CPVC, or galvanized steel



TPRV - reduced line

3. Base

Observations:

- **IMPROVE:** No catch pan found under the hot water heater. If a water leak occurs, there's no containment for that leak and it's likely to damage surrounding finished surfaces. Recommend adding a catch pan and drain pipe to route any potential water leak out and away from finished surfaces.



No catch pan

Crawl Space

1. General Condition

Materials: Crawl space is a raised perimeter with pier and beam supports. • Crawl space was viewed from inside.



2. Access

Materials: Exterior hatch door.

Observations:

- The exterior foundation access panel was installed and functional during the inspection.



Crawlspace access door

3. Framing

Observations:

- Framing material: Dimensional lumber wood joists
- **FURTHER EVALUATION: One or more joist hangers are improperly installed or lacks fasteners. Further review and repair by a qualified contractor recommended.**



Improper repairs



Improper repairs



Crawl space framing



Sub-floor & framing - below kitchen

4. Sub-floor

Observations:

- Sub-floor decking material: Diagonal plank sub-floor
- Additional sub-floor decking material: Plywood sheathing sub-floor
- **OBSERVATION:** Evidence of past repairs to sub-floor noted.
- **FURTHER EVALUATION:** Elevated moisture noted at both bathroom areas and kitchen, along with some moisture damage and staining under air handler unit. No active leak observed at time of inspection, but due to elevation in moisture readings, further evaluation and repairs by qualified plumber is recommended.



Excess moisture around bathrooms



Subfloor



Elevated moisture - below kitchen



Elevated moisture - below kitchen



Sub-floor repairs



Moisture damage/elevated moisture - bathroom area



Moisture damaged/elevated moisture - bathroom area

5. Condition

Materials: Pier Materials: combination of brick and block

Observations:

- No deficiencies were observed at the visible portions of the columns/piers.



Piers



Pier

6. Foundation Wall Materials

Observations:

- Foundation wall material: brick
- Foundation walls are constructed with the use of pilasters to help support and stiffen the wall.

7. Foundation Walls Condition

Observations:

- Cracks/Holes (1/4" or less) present in foundation/exterior wall and appear to be minor shrinkage cracks. Generally speaking, cracks that are less than 1/4" are not commonly regarded as being structurally significant. This is a relatively common condition that occurs during the curing process and is normally no reason for concern. Recommend sealing them to prevent water infiltration and monitor. Consult with a qualified contractor should condition worsen or if water intrusion occurs.
- IMPROVE: The crawl space has openings that can allow water and critters to possibly enter. Recommend filling in the cells of the CMU blocks with concrete to help seal the area better.



Foundation wall

8. Drainage & Moisture

Observations:

- OBSERVATION: Excess moisture noted along foundation walls. A gutter system on the roof and downspouts to route the excess water away from home can help this, along with a proper moisture barrier throughout the entirety of the crawlspace.



Moisture along exterior wall

9. Openings

Observations:

- **REPAIR:** Vent screens are damaged or missing. Suggest repairing or replacing screens as necessary.



Missing screen



Missing screen

10. Vapor Barrier

Observations:

- **REPAIR:** Portions of the crawlspace vapor barrier is in disrepair. The vapor barrier blocks excessive moisture from entering up through the soil. Excess moisture can and lead to mold and mildew growth and be a serious health concern along with cause structural decay/deterioration. Recommend replacing vapor barrier to help control excess moisture levels in this space.



Vapor barrier in disrepair

11. Insulation

Observations:

- **IMPROVE:** The sub-floor of the home did not contain any insulation. Recommend upgrading to add insulation in order to promote proper insulation and increased efficiency of home.

12. Plumbing Condition

Materials: Cast iron drain piping present. • Copper piping present. • CPVC (Chlorinated Polyvinyl Chloride) piping present. • Galvanized piping present. • PVC (Polyvinyl Chloride) piping present.

Observations:

- **REPAIR:** Crawl space had plumbing that was unsupported and laying in dirt/on ground. Recommend repair to properly support plumbing.



Cast iron plumbing



Plumbing unsupported

13. Electric

Observations:

- **REPAIR:** Improper wiring with junctions outside of junction box observed, which is a safety concern. Recommend licensed electrician to install junction box as needed.



Improper electrical connection

Insect/Rodent Activity

1. Insect/Rodent Activity

Observations:

- If not already done, we recommend a licensed pest control operator be called in to make an inspection for wood destroying organisms, and to make a further evaluation of the status of such activity to determine if treatment is needed.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Info:

- Gable

Materials:

- Composition Shingle, Composite 3 tab with rated life of 15-20 years

Observations:

- **REPAIR:** Shingles are starting to curl and they are brittle and some shingles loose when tested. Could not access majority of the attic space due to personal items and duct work blocking access which prevented underside decking inspection. Unable to determine age due to no permit on file. Some roofing wet from condensation. Dry parts did not have many granules. Recommend further evaluation/repair from qualified roofer as necessary.



Roof



Roof



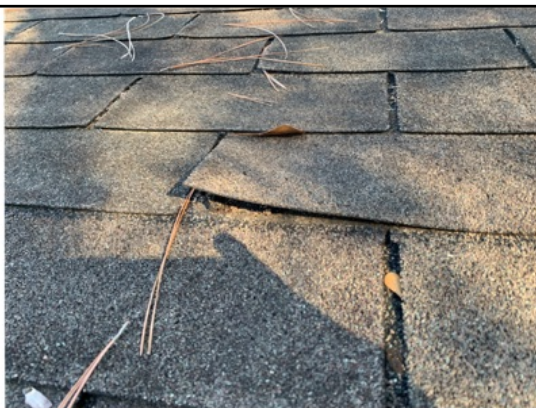
Roof



Roof



Loose



Shingles cupping

2. Flashing

Observations:

- Metal flashing present.
- Rubber/Plastic flashing present.
- **REPLACE:** Rubber plumbing vent boots are at the end of there life and should be replaced to prevent moisture damage to interior areas.
- **REPAIR:** Vent pipe too low, which should be a minimum of 6" high where it comes through the roof.



Vent stack too low



Rubber flashing/boot worn

3. Gutter

Observations:

- **IMPROVEMENTS:** No gutters or downspouts. Full installation recommended to keep water away from structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away, and keep water from areas such as driveways or walks where it can be an ice hazard in winter.

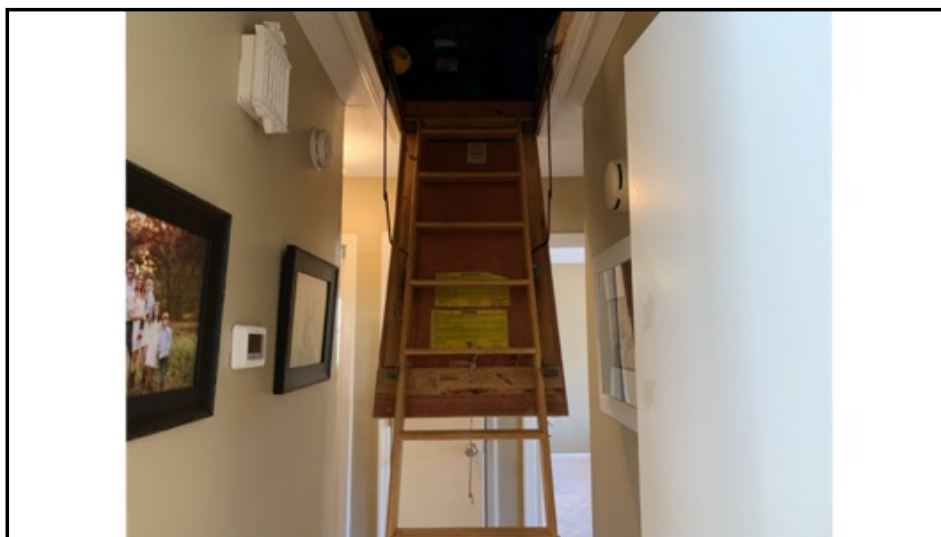
Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

- Pull Down Ladder located in: hallway.
- The ladder is wood.



Attic stairs

2. Structure



Structure



Structure



Structure



Attic - personal items



Attic - personal items



Attic - personal items

3. Ventilation

Observations:

- Gable louver vents noted.
- Attic fan noted.
- LIMITATION: Fan noted in gable end of attic. Unable to access or test fan. Suggest verification of performance prior to closing.

4. Insulation Condition

Materials: Loose fill/blown in **cellulose** insulation noted.

Depth: R-Value of insulation not determined



Insulation

5. Limitations

Limitations:

- LIMITATION: Did not inspect attic area, other than from small area at access ladder; unable to access attic due to heavy amount of personal items creating inaccessibility. Recommend review of the Sellers Disclosure Statement regarding the condition of the attic prior to close.

Garage

1. Type

Attached Carport

2. Garage Roof

Observations:

- The garage roof is the same as the main structure.

3. Ceiling/Walls condition

Materials: Walls and ceilings are wood paneling.

Observations:

- No major system safety or function concerns noted at time of inspection. Appeared satisfactory at the time of the inspection.

4. Floor Condition

Garage flooring noted: Concrete, Bare

Observations:

- Floors are free of cracks and appear to be in good condition. No major system safety or function concerns noted at time of inspection.

5. Garage Electrical Condition

The inspector could not access areas of the garage due to personally stored items in the way.

Observations:

- No outdoor Ground Fault Circuit Interrupter (GFCI) protection of carport electrical outlets. Consider upgrading the electrical system to include GFCI protection.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Doors

Front door is wood

Main rear door is wood with glass

REPAIR: storm door handle does not work.

2. Condition

Type:

- Non-insulated glass noted.
- wood framed single hung windows noted.
- In accordance with our standards of practice, we do not test every window in the house, and particularly if it is furnished/blocked. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.
- REPAIR: Multiple windows cracked/broken as stated in the outside window portion.

3. Wall Condition

- Drywall walls noted.
- **OBSERVATION:** Several small dings/holes noted that are cosmetic (for example: from door knobs). No structural/integrity issues noted.

4. Ceiling Condition

- There are drywall ceilings noted.
- **OBSERVATION:** Carport mechanical/storage room has drywall missing from ceiling.
- **OBSERVATION:** Crack noted in car port entry area ceiling. Unable to inspect attic above that area due to personally stored items blocking access. Typical crack noted along wall/ceiling in living room.
- **OBSERVATION:** Small stains noted on the ceiling. They tested dry at the time of the inspection. Paint peeling on ceiling around register.



Missing drywall



Crack



Small ceiling stains



Typical cracking



5. Floor Condition

Materials:

- Carpet is noted.
- Ceramic tile is noted.
- Hardwood flooring is noted.
- Floating laminate type flooring noted.

Observations:

- Overall flooring is in good condition
- **REPAIR:** Cracked tile noted in kitchen near dishwasher.



Cracked tile

6. Smoke Detectors

- **IMPROVE:** Old detectors. Smoke detectors last 6-10 years. Recommend replacing.
- **IMPROVE:** Some smoke detectors are present and operated when tested. Smoke detectors are older. Smoke detectors last 6-10 years. Recommend replacing. Generally, smoke detectors typically last 10 years from manufactured date. Recommend smoke detectors for each bedroom and testing smoke detectors monthly.

7. Electrical

Observations:

- A representative sampling of lights and outlets were tested. As a whole, lights and outlets throughout the house are in good condition.

8. Ceiling Fans

- REPAIR: Ceiling fan in bedroom did not work, but light did.



Fan didn't work

9. Limitations

Materials: LIMITATION: Some outlets, windows, walls/flooring not accessible due to furniture and or stored personal items.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Hall bathroom

2. Sinks

Observations:

- No deficiencies observed at time of inspection.
- REPAIR: Both bathrooms have low water pressure when using hot water. Recommend further evaluation by qualified plumber.

3. Cabinets

Observations:

- Appeared functional and in satisfactory condition; no deficiencies observed at time of inspection.
- Limitation: Most not accessible due to stored personal items.

4. Counters

Observations:

- No deficiencies observed at time of inspection.

5. Mirrors

Observations:

- No deficiencies observed at time of inspection.

6. Plumbing

Observations:

- **REPAIR:** hallway bathroom hot water shut off valve handle broken. Recommend replacing shut off handle.



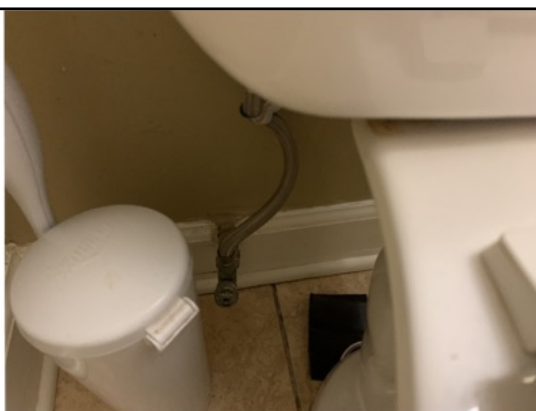
Master bath plumbing



Master bath plumbing



Master bath plumbing



Hallway plumbing



Hallway plumbing



Hallway- shut broken handle

7. Toilets

Observations:

- The toilet bowl is loose at floor anchor bolts in both bathrooms. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.



Master bath toilet loose



OK bath toilet lose

8. Bath Tubs

Observations:

- **REPAIR:** Grouting/caulking around both tubs requires re-sealing. Water penetrating these areas can cause water to leak into and down the walls into the sub floor.



Needs caulking - master bath



Hallway- tub/floor needs sealing

9. Showers

Observations:

- REPAIR: Loose escutcheon plates noted. These should be refastened and caulked to keep water from infiltrating the walls.
- REPAIR: Shower head leaks in hallway bathroom. Replace/repair as necessary.
- REPAIR: Master bath faucet center handle for shower leaks when operated. Recommend repair/replacement as necessary.



Loose - master bath



Leaking - master bath



Leaking - hallway

10. Electrical

Observations:

- **OBSERVATION:** Master bath top switch did not operate anything. Bottom light operated both fan and light.
- **REPAIR:** No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets in bathrooms were provided at the time of inspection. For safety reasons, consider upgrading the electrical system to include GFCI protection.
- **REPAIR:** Master bath outlet does not have power.



Outlet no power



Top switch does not operate

11. Ventilation

Observations:

- The bath fan was operated properly at the time of inspection.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Electrical

Observations:

- REPAIR: Wiring - Hot-neutral reversed outlet present. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices.
- REPAIR: No Ground Fault Circuit Interrupter (GFCI) protection. Consider upgrading the electrical system to include GFCI protection for safety in kitchen.



Reverse neutral/hot

2. Sink & Condition

Observations:

- Sink Material: Stainless Steel
- No deficiencies observed.

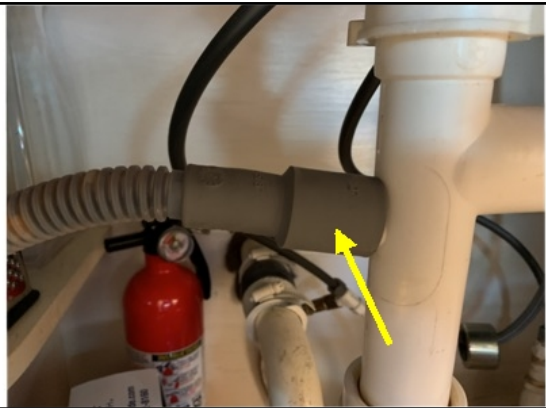
3. Plumbing

Observations:

- REPAIR: Dishwasher hose connected to drain line missing hose clamp. Recommend installing hose clamp to prevent leakage.



Kitchen plumbing



Missing hose clamp

4. Disposal Condition

Observations:

- Disposal operated and appeared functional at time of inspection.

5. Vent Condition

Type: Recirculating

Observations:

- Fan/hood operational at time of inspection.

6. Refrigerator condition

Info: Refrigerator Manufacturer: Frigidaire

Observations:

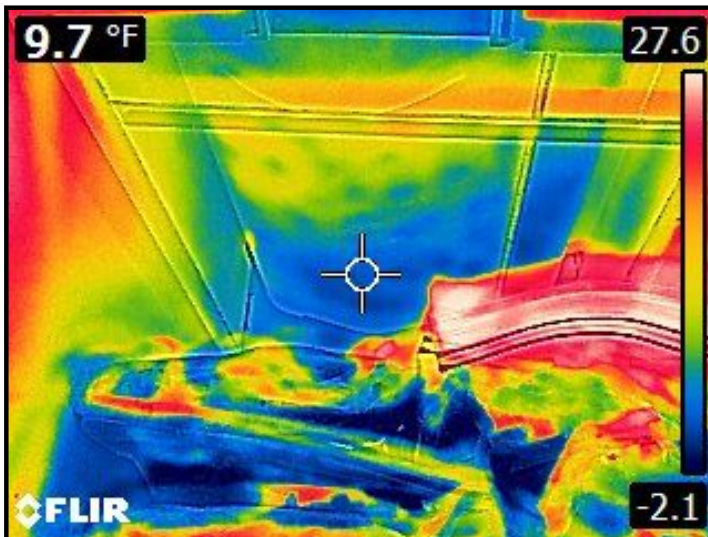
- Unit operates and freezer and refrigeration compartments are within acceptable ranges.



Refrigerator



Manufacture label



Freezer temperature



Refrigerator temperature

7. Range Condition

Materials: Range Manufacturer: GE • Type: Electric

Observations:

- The range was tested at the time of inspection and appeared to function properly.



Range



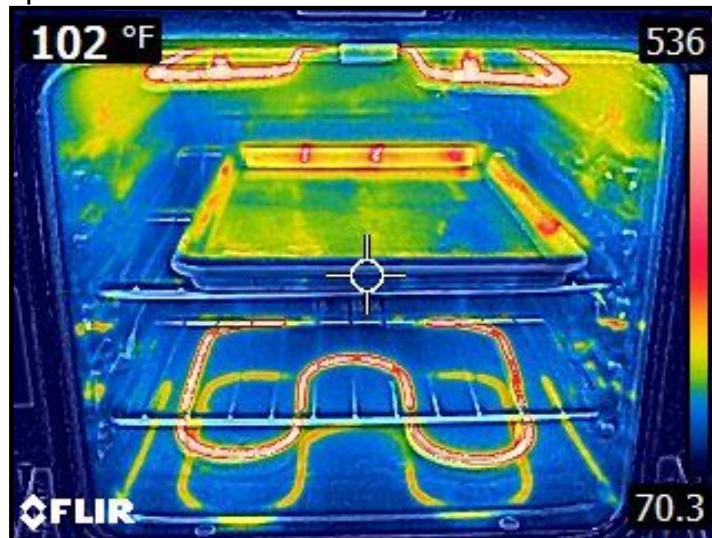
Range



Cook top operation



Broil setting



Bake setting

8. Condition

Materials: Dishwasher Manufacturer: Kenmore

Observations:

- REPAIR: **Air Gap** - Lack of a proper air gap noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.
- Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.



Dishwasher



Manufacture label

9. Microwave Condition

Observations:

- Counter top unit present. These units are not tested as they are not permanently attached.

10. Cabinets

Observations:

- Appeared functional and in satisfactory condition at time of inspection.

11. Counters

Observations:

- Counter Top Material: Plastic Laminated
- No discrepancies noted.
- Some of the areas not visible due to stored personal items.

12. Limitations

Materials: The effectiveness and calibration of appliances is not evaluated. Items are not baked in ovens nor are dishes or clothes washed in washers. The inspections will evaluate whether the appliance is functional and free of visible leakage or obvious damage. These appliances can fail at anytime without warning. Be advised that there is no warranty on the appliance or any other item or system as outlined in the Inspection Agreement. • Appliances are not moved during the inspection.

Laundry

1. Laundry

Observations:

- Laundry area located in laundry closet.
- Washer and dryer not tested as they are not staying.

2. Dryer Vent

Observations:

- REPAIR: Dryer vent appeared dirty with lint at time of inspection. Lint is flammable. Recommend cleaning dryer vent to prevent fire.



Dryer vent



Dryer vent

3. GFCI

Observations:

- **REPAIR:** No Ground Fault Circuit Interrupter (GFCI) protection noted in laundry area. For safety reasons, consider upgrading the electrical system to include GFCI protection in the laundry area.

4. Plumbing

Observations:

- No defects noted at time of inspection.



Laundry plumbing

5. Limitations

Materials: Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. • Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

Glossary

Term	Definition
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.