

Property Inspection Report



**PROSPECTOR
HOME INSPECTIONS**

SHINING A LIGHT
ON YOUR INVESTMENT



**Edwin Jenkins
Prospector Home Inspections, LLC**

**123 Main St.
Inspection Prepared For: Joe Smith
Agent:**

**Date of Inspection: 9/13/2023
Home Age: Size: 1700 Sq. Ft.**

Table Of Contents

Report Summary	4-8
Overview	9
Grounds	9-10
Roof	11-12
Exterior	13-14
Structural Components	15
Attic/Structure/Framing/Insulation	16
Fuel Supply System	16
Service Plumbing	17
Interior Plumbing	18
Water Heater	19-20
Electric Heating System	21
Boiler Heating System	22-24
Electric Service Entrance	25
Electric - Main Panel	26-27
Interior Electric	28-29
Exterior Electric	30
Smoke/Carbon Monoxide Detectors	30
Heat Source Present	30
Kitchen	31-32
Bedroom	33
Bathroom	34

Laundry Room	35
Stairs and Railings	36
Windows and Screens	36
Doors	37
Walls	37
Ceilings	38
Floors	38
Fireplace	38
Ceiling Fans	39
Chimney	39
Radon	40
Secondary Power Source	40
Glossary	41

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

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 property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct, or items that need extra attention. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties, and permits for the work done.

Exterior

Page 13	Siding	
---------	--------	--



A large portion of the siding on the home is in good condition. There are places where the siding paint is peeling. The peeling paint can hold moisture and pests which can further deteriorate the wood siding. I recommend having a painting contractor evaluate the siding and repair and paint the areas that are showing bare wood and peeling paint.

Page 14	Trim	
---------	------	--



The trim is in a similar condition to the siding. There are portions of the trim that are in good condition. There are also portions of the trim that need to be maintained. The peeling paint can hold moisture and pests and lead to further wood damage. I recommend a painting contractor evaluate and repair the trim.

Service Plumbing

Page 18	Drain/Waste/Vent Pipe	
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I observed plastic drain piping supported with metal hangers. Metal hangers can damage the plastic piping over time. I recommend having the metal hangers replaced with the proper hangers.

Interior Plumbing

Page 19	Moisture Stains Present	<ul style="list-style-type: none"> • There was staining on the floors in the kitchen. Some staining around the dog bowl area. I observed staining around the floor under the kitchen sink. I was told, by the seller, it was from previous leaks from the garbage disposal, water filter, and dishwasher. All three appliances have since been replaced.
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Water Heater

Page 20	Approximate Age	<ul style="list-style-type: none"> • The average life expectancy for a water heater is 8-12 years. I recommend budgeting for a replacement water heater.
Page 20	TPRV	<ul style="list-style-type: none"> • I observed the temperature-pressure relief valve extension was improper on the water heater. This is a safety concern. The extension should be installed to be 4"-6" off of the floor. I recommend a licensed plumber make the necessary repair.

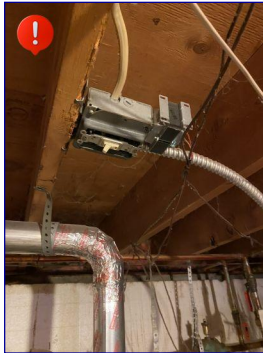


I observed the temperature-pressure relief valve extension was improper on the water heater. This is a safety concern. The extension should be installed to run to the side of the unit and terminate 4"-6" off the floor. I recommend a licensed plumber make the necessary repair.

Boiler Heating System

Page 22

Safety Controls



The Master Shut-off for the Boiler. I recommend installing a cover plate. Not having a cover plate is a safety hazard.



The temperature pressure release valve did not have the proper extension on it. I recommend having the proper extension added.

Page 24

Exhaust Flue



The gas meter and furnace exhaust are too close to each other. This is not acceptable according to today's standards. This is a safety issue. I recommend an HVAC technician evaluate and address this safety issue.

Electric - Main Panel

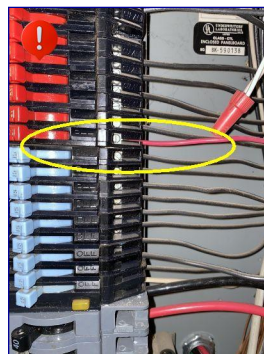
Page 26

Adequate Clearance To Panel

• I observed there was insufficient clearance to the electrical panel. A clearance of 3 feet around the electric panel is standard. I recommend moving items to create safe access to the electric panel.

Page 28

Branch Wire



I observed one branch wire was undersized. A 14awg was used where a 12awg wire should be used based on the breaker size. This is a safety hazard. I recommend a licensed electrician evaluate and repair.

Interior Electric

Page 29

Receptacles



I observed a scorched receptacle. This could be a safety hazard. I recommend evaluation by a licensed electrician.

Page 29

House Wiring



There were open junction boxes in the crawl space. I recommend having covers installed. This is considered a safety hazard.

Exterior Electric

Page 30

Exterior Receptacles



I observed GFCI receptacles were not installed on the exterior of the home. This is a safety concern. However, at the time the home was built, installing GFCI receptacles was not part of standard building requirements. I recommend upgrading the receptacles to current standards.

Smoke/Carbon Monoxide Detectors

Page 30

Smoke/Carbon Monoxide Detectors

• I observed one or more Smoke/CO detectors were missing. The bedrooms had one detector close to the rooms in the hall. The basement room did not have a detector. This is a safety concern. I recommend installing smoke/CO detectors to the National Fire Protection Agency or manufacturer specifications.

Kitchen

Page 31

Cabinets



Pretty severe water damage in the top of one of the kitchen cabinets.

Bedroom

Page 33

Bedroom Egress

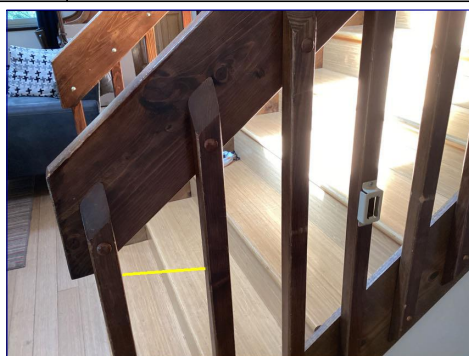


The bottom of the windows in the Bedroom were 44" or more above the floor level. This restricts egress in case of an emergency. This is a safety concern. I recommend consultation with a qualified contractor to address the issue.

Stairs and Railings

Page 36

Railings



Balusters are too far apart on the railing. Most of the balusters are correct. There is uneven spacing allowing for one space to be too big. This is a safety concern for small children. It is recommended balusters be a maximum 4 inches apart. I recommend a qualified builder address this issue.

Overview

Scope of Inspection

• All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

Main Entrance Faces

• For the purpose of this inspection, this house faces west.

State of Occupancy

• Occupied

Weather Conditions

• Sunny

Recent Rain/Snow

• No

Ground Cover

• Dry

Approximate Age

• 45 + years old

Grounds

Driveway/Parking Area



Materials:
• Concrete



I observed cracks in the driveway and parking area. These cracks look like settling cracks. I recommend sealing and monitoring the cracks. If the cracks get larger, I recommend a qualified contractor evaluate the driveway.

Grounds (continued)

Service Walks



Materials:
• Concrete



I observed the walkways had some settling but were usable. I recommend monitoring the walkways for tripping hazard.



I observed uneven slabs at the walkways. This is a tripping hazard. I recommend using additional caution in these areas.



The home has a very creative walkway from the service walk through the yard. There are some tripping hazards as the steps are not consistent. Use caution in these areas.

Steps/Stoop



Materials:
• Concrete



I observed settling cracks in the steps. I recommend having the cracks sealed to help prevent additional damage to the concrete.



I observed minor damage to the front steps. Some spalling, a little bit of settling, and some chipping. The steps are in good condition for their age. I recommend having the cement sealed to help prolong the life of the front walk and steps.

Grounds (continued)

Landscape Affecting Foundation



I observed vegetation in contact with the house. I recommend trimming trees/vegetation, so it doesn't come into contact with the home.



I observed an improper clearance from the siding to the ground. This can cause moisture damage over time. The recommended clearance is 6-8" from the ground to the bottom of the siding. I recommend repairing and monitoring.

Fence/Wall



Materials:

- Wood
- Chain link

Observations:

- The fence is excluded from the home inspection. All comments are made for courtesy purposes only.

Roof

Roof General: Visibility

Visibility:

- Partial
- The view of the roof is limited by the solar panels installed.

Inspected From:

- Ladder at eaves

Roof Style: Type/Style

Type/Style:

- Asphalt Shingle

Layers:

- Layers 1+

Condition



Roof (continued)

Roof Ventilation System



Type:

- Ridge Vents
- Gable Vents

Flashing



Valleys



Gutters

Materials:

- Vinyl/Plastic



The gutters were only installed on a portion of the house. I recommend a licensed roofer add gutters to properly direct water flow away from the home and the foundation.



I observed there were no downspouts installed on the gutters. I recommend adding downspouts to the gutters.



The gutters were only installed on a portion of the house. I recommend a licensed roofer add gutters to properly direct water away from the home and the foundation.

Roof Plumbing Vents



Roof (continued)

Skylights



There were indications of moisture around the skylights. I recommend a licensed contractor evaluate and repair.



There were indications of moisture around the skylights. I recommend a licensed contractor evaluate and repair.



There were indications of moisture around the skylights. I recommend a licensed contractor evaluate and repair.

Exterior

Siding



Materials:

- Wood



The siding needs routine repair and painting maintenance. I recommend a licensed contractor repair and paint the siding.



A large portion of the siding on the home is in good condition. There are places where the siding paint is peeling. The peeling paint can hold moisture and pests which can further deteriorate the wood siding. I recommend having a painting contractor evaluate the siding and repair and paint the areas that are showing bare wood and peeling paint.

Trim



Materials:

- Wood

Exterior (continued)



The trim is in a similar condition to the siding. There are portions of the trim that are in good condition. There are also portions of the trim that need to be maintained. The peeling paint can hold moisture and pests and lead to further wood damage. I recommend a painting contractor evaluate and repair the trim.

Similar to the other comments, there are multiple places around the house where bare wood is showing and paint is peeling. I highly recommend having a painting contractor repair and paint these areas.

Fascia

- Materials:
- Wood



This is photo of a nail pop on the fascia. I recommend having this issue addressed when the painting contractor is working on the siding and the trim.

I observed the fascia board shows cupping and other wood damage possibly caused by previous moisture. It is important to maintain the exterior of the home to protect your investment.

I observed the fascia was damaged. I recommend repair by a qualified professional.

Soffit

- Materials:
- Wood
- 

Flashing



Caulking

- Observations:
- I recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.

Exterior (continued)

Patio



- Materials:
- Flagstone



The home has a flagstone patio and flagstone walkways. I recommend monitoring and maintaining the stones in a level orientation.

Structural Components

Building Exterior Wall Construction



- Materials:
- Not Visible



The exterior walls all looked straight and true.

Foundation Wall

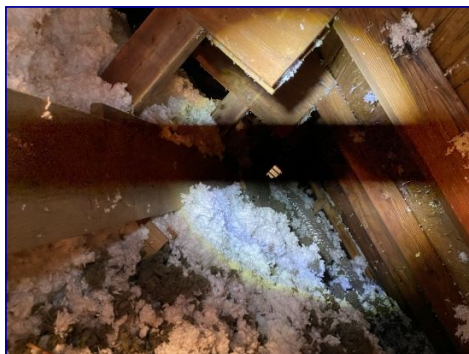
- Materials:
- Poured Concrete
- Observations:
- The foundation wall was not entirely visible. Portions of the foundation walls could NOT be inspected.

House Overall



Attic/Structure/Framing/Insulation

Insulation

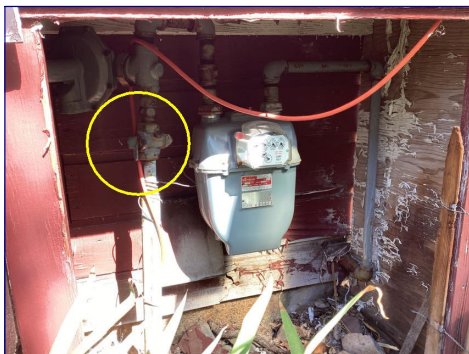


I observed blown in insulation on top of other insulation. The insulation depth in the attic is appropriate.

Fuel Supply System

Main Gas Meter

- South Side of House



Gas Meter showing gas shutoff



I observed the gas service pipes were corroded. I recommend contacting the gas provider to service their equipment.

Main Fuel Shut-off Location

Location:

- In the crawl space
- Outside on the meter, a tool is required.



Fuel Supply System (continued)

Fuel Line Distribution System



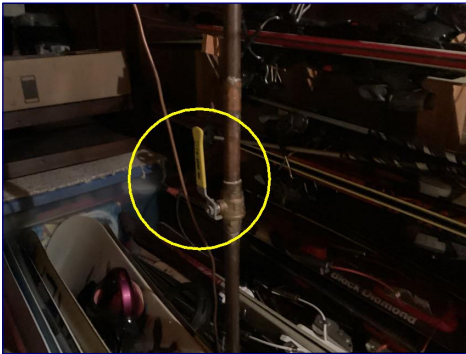
- Materials:
- Black Iron

Service Plumbing

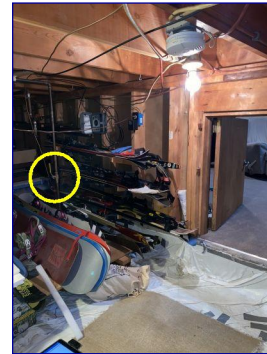
Water Main Shut-off Valve



- Location:
- In the crawl space



The Main Water Shut-off Valve, located in the crawl space.



Main Water Shut Off Valve, located in the crawl space.

Water Entry Piping



- Type:
- Copper

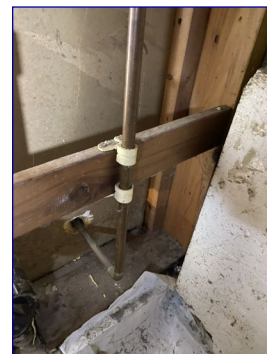
Visible Water Distribution Piping



- Materials:
- Copper



This valve is for the irrigation system.



The distribution pipe hanger is broken. I recommend having the issue corrected. This is in the crawl space.

Service Plumbing (continued)

Drain/Waste/Vent Pipe



- Materials:
- Cast Iron
 - **PVC**



I observed plastic drain piping supported with metal hangers. Metal hangers can damage the plastic piping over time. I recommend having the metal hangers replaced with the proper hangers.

Exterior Hose Bibs

- Yes, operable



Interior Plumbing

Fixtures and Faucets



- Materials:
- Faucet leaks: No

Sinks



Toilet



- Bowl loose: No
- Operable: Yes

Bathtubs



Interior Plumbing (continued)

Showers



Functional Water Flow



Functional Drainage



Moisture Stains Present

Moisture Stains:

- Yes
- Cabinetry

Observations:

• There was staining on the floors in the kitchen. Some staining around the dog bowl area. I observed staining around the floor under the kitchen sink. I was told, by the seller, it was from previous leaks from the garbage disposal, water filter, and dishwasher. All three appliances have since been replaced.

Water Heater

Location

- Crawl Space



Brand Name

- Rheem
- Serial #RH 1007R14113



The Water Heater Data Tag

Water Heater (continued)

Approximate Age

Years old:

- 15-20+

Observations:

- The average life expectancy for a water heater is 8-12 years. I recommend budgeting for a replacement water heater.

Capacity

- 47 gallons

Fuel

- Electric

TPRV

- Extension proper: No

Observations:



- I observed the temperature-pressure relief valve extension was improper on the water heater. This is a safety concern. The extension should be installed to be 4"-6" off of the floor. I recommend a licensed plumber make the necessary repair.



I observed the temperature-pressure relief valve extension was improper on the water heater. This is a safety concern. The extension should be installed to run to the side of the unit and terminate 4"-6" off the floor. I recommend a licensed plumber make the necessary repair.

Dielectric Connection

- Dielectric connection is not present. Recommend repair by qualified technician.



I observed the lack of a dielectric connection between dissimilar metals at the water heater. Attaching dissimilar metals directly to each other can result in corrosion and failure at the connection. I recommend evaluation and repair by qualified technician.

Water Heater (continued)

Operation



Electric Heating System

Electric Elements

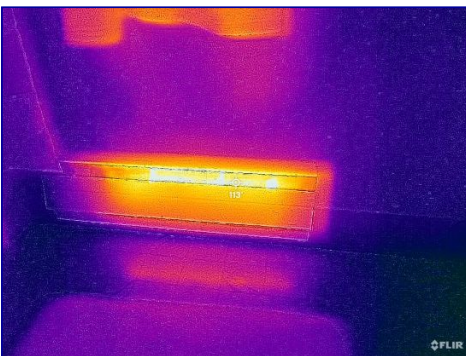


Electric baseboard radiant heat in downstairs bathroom



Electric in floor radiant heat in the upstairs bathroom.

Operation



The heater in the downstairs bathroom in operation.



Radiant heat in the upstairs bathroom.

Electric Baseboard



Boiler Heating System

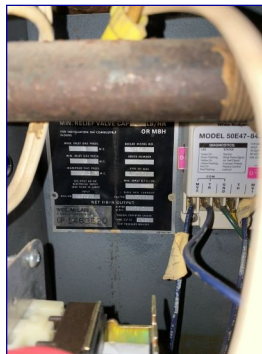
Location

- Crawl Space



Brand

- Serial #CP 1463620



1988 Weil McClain Boiler 100000BTU

Age

Observations:

- The average life expectancy for a gas-fired hydronic boiler is 20-35+ years. The house boiler is close to or over the average life expectancy. I recommend budgeting for replacement.



Last Serviced

Observations:

- I could not determine when the system was last serviced. I recommend consulting with the seller to determine when the system was last serviced.

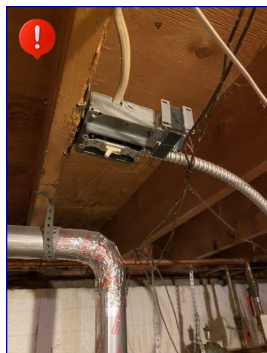


Safety Controls

- Temperature/pressure gauge exists: Yes
- **LPR valve** present and NOT tested



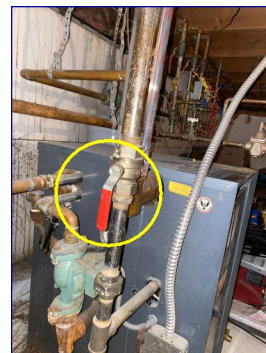
Boiler Heating System (continued)



The Master Shut-off for the Boiler. I recommend installing a cover plate. Not having a cover plate is a safety hazard.



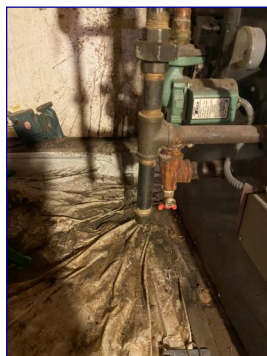
The temperature pressure release valve did not have the proper extension on it. I recommend having the proper extension added.



The Gas Valve Shut-off.

Supply Piping

- Materials:
- Black Iron



Drip leg for gas line.

Expansion Tank



I observed corrosion on the air scoop and air vent. This could affect the operation of the **expansion tank**. I recommend evaluation by a licensed HVAC technician.

Furnace Cabinet

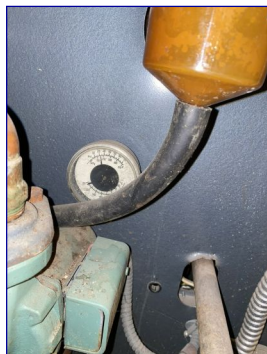


Boiler Heating System (continued)

Burners



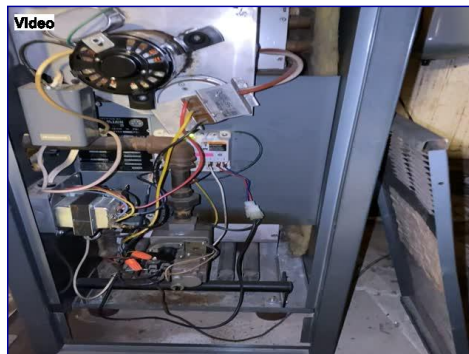
Operation



Pressure Gauge showing pressure in the correct range.



I observed corrosion on multiple parts of the boiler. The boiler worked fine. The boiler is past the normal operating life span. I recommend budgeting for a new boiler.



The boiler pumps hot water thru the system.



The boiler pumps hot water thru the system.

Flames



Boiler Heating System (continued)

Exhaust Flue



The gas meter and furnace exhaust are too close to each other. This is not acceptable according to today's standards. This is a safety issue. I recommend an HVAC technician evaluate and address this safety issue.

Distribution Piping



Circulation



Radiators



Observations:

- I observed the radiators were in operable condition. There were portions of the radiators with dented fins. In places, the radiators could be attached more securely to the walls. I recommend maintenance be performed on the radiators.

Electric Service Entrance

Service Entry



Location:

- Underground

Electric - Main Panel

Main Panel General



I observed the main electric panel was missing a screw. I recommend having the screw replaced.

Location



Location:

- Basement

Adequate Clearance To Panel



- Adequate Clearance to Panel: No

Observations:

- I observed there was insufficient clearance to the electrical panel. A clearance of 3 feet around the electric panel is standard. I recommend moving items to create safe access to the electric panel.



The area surrounding the electric panel is crowded by personal belongings. I recommend keeping the area surrounding the electric panel clear.

Main Panel Disconnect Location



- Main Disconnect present

Electric - Main Panel (continued)



The Main Disconnect is located in the laundry room.

Service Entrance Conductors



Material:

- Aluminum



Aluminum Service Conductors

Amperage



- 200a

Breakers/Fuses



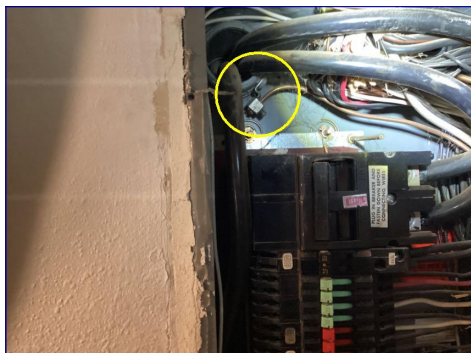
- Breakers/Fuses: Breakers

Appears Grounded/Bonded

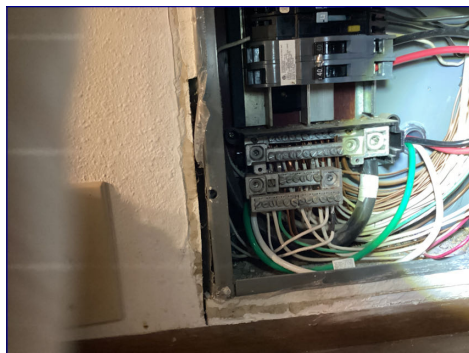


- Main Panel Main Neutral and Main Ground all connected
- Appears Bonded: Yes

Electric - Main Panel (continued)



Copper ground wire connected to the metal conduit that runs outside into the ground.



Ground and neutral wires showing bonded and grounded.



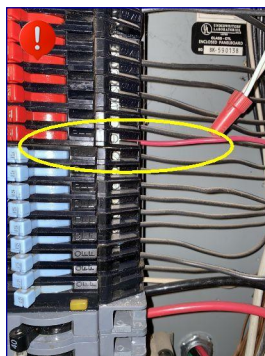
Ground wire attached to copper water pipe.

GFCI/AFCI Breaker

- **GFCI** breaker installed: No
- **AFCI** breaker installed: No
- AFCI and GFCI breakers were not present. The home was built before those were generally accepted standards. AFCI and GFCI breaker installation would be considered a safety upgrade.

Branch Wire

- Type:
- Copper



I observed one branch wire was undersized. A 14awg was used where a 12awg wire should be used based on the breaker size. This is a safety hazard. I recommend a licensed electrician evaluate and repair.

Interior Electric

Receptacles

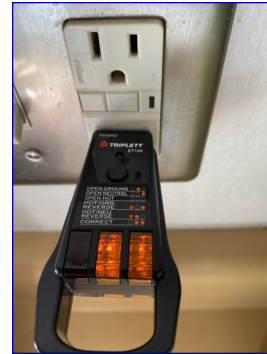


- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Open ground/reverse polarity: No

Interior Electric (continued)



I observed a scorched receptacle. This could be a safety hazard. I recommend evaluation by a licensed electrician.



The electrical outlet tester showed branch wiring in the house is wired correctly.

Lights and Switches



- Electrical:
- Lights in every room connected to fixture or receptacle
 - Switches operable: Yes

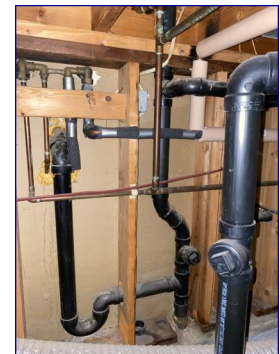
House Wiring



There were open junction boxes in the crawl space. I recommend having covers installed. This is considered a safety hazard.



This is a second junction box without cover. I recommend installing a cover. This is considered a safety hazard.



I observed wiring not attached properly. I recommend evaluation and correction by a licensed electrician for safety.



I observed wiring not attached properly. I recommend evaluation and correction by a licensed electrician for safety.

Exterior Electric

Exterior Receptacles



- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- GFCI present: Yes
- GFCI present: No
- GFCI, operable: Yes



I observed GFCI receptacles were not installed on the exterior of the home. This is a safety concern. However, at the time the home was built, installing GFCI receptacles was not part of standard building requirements. I recommend upgrading the receptacles to current standards.

Exterior Lights



Smoke/Carbon Monoxide Detectors

Smoke/Carbon Monoxide Detectors



Observations:

- I observed one or more Smoke/CO detectors were missing. The bedrooms had one detector close to the rooms in the hall. The basement room did not have a detector. This is a safety concern. I recommend installing smoke/CO detectors to the National Fire Protection Agency or manufacturer specifications.

Heat Source Present

Heat Source Present



Materials:

- No heat source present in the Laundry Room
- I observed a heat source in all other habitable spaces in the home.

Kitchen

Countertops



The kitchen countertops were damaged in one or more areas. I recommend a professional contractor repair or replace as needed.

Cabinets



The cabinets had minor damage. This can be expected in a 40+ year old home.



Pretty severe water damage in the top of one of the kitchen cabinets.



The under sink cabinet floor is nonexistent.

Plumbing



- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

Kitchen (continued)



There was a little bit of damage and staining where the bamboo boards meet each other. I discussed with the homeowner and was informed that there were multiple leaks from the water filter, disposal, and dishwasher. All three appliances have since been replaced.

Heating/Cooling Source

- Heating source: Yes



Range



Oven



Dish Washer

- Drain Line Looped



Disposal



Kitchen (continued)

Exhaust Fan



The exhaust vent fan exhausts inside the kitchen. Ideally, the fan would exhaust to the exterior of the home. I recommend exhausting the fan to the exterior of the house.

Refrigerator



Microwave



Bedroom

Bedroom Egress



The bottom of the windows in the Bedroom were 44" or more above the floor level. This restricts egress in case of an emergency. This is a safety concern. I recommend consultation with a qualified contractor to address the issue.

Bathroom

Shower/Bathtub Area



Shower/Bathtub Area:

- Fiberglass
- Caulk/Grout needed: Yes



There is bubbling and peeling paint in the corner of the shower insert. Most likely caused by water pooling during showers. The Drywall in the immediate area is mostly firm. I recommend repairing the area and keeping it painted and caulked.

Heat Source Present



Heat Source:

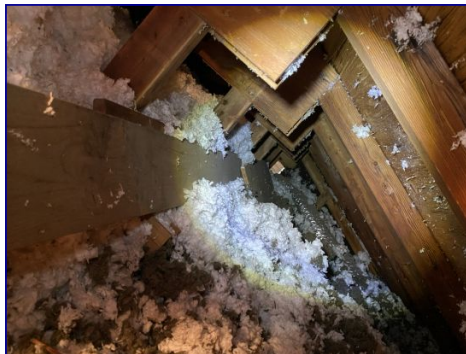
- Yes

Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes



The bathroom fan exhausts into the attic. This adds moisture to the attic and can create problems. I recommend running the vent to the exterior.

Bathroom (continued)

Floor



Cabinets



The downstairs bathroom cabinet floor could not be viewed and was covered with contact paper. The pipes did not show water leaks. It was not possible to assess for water damage. I recommend removing all items and inspecting for water damage.

Laundry Room

Heat Source Present

Heat Source Present:

- No

Dryer Vented

Dryer Vented:

- Wall



Appliances

Appliances:

- Washing machine
- Dryer



Washer Hook-up Lines

Washer Hook-up Lines:

- Satisfactory

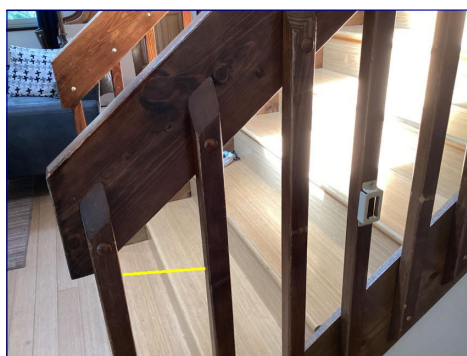


Stairs and Railings

Stairs



Railings



Balusters are too far apart on the railing. Most of the balusters are correct. There is uneven spacing allowing for one space to be too big. This is a safety concern for small children. It is recommended balusters be a maximum 4 inches apart. I recommend a qualified builder address this issue.

Windows and Screens

Windows



Materials:

- Vinyl

Screens



Materials:

- Plastic Frames

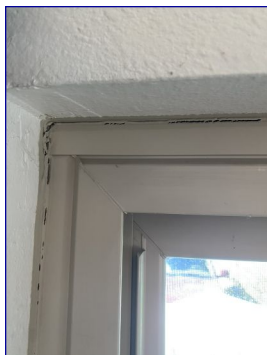
Window Caulking



Observations:

- I recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.

Windows and Screens (continued)



I recommend caulking around windows. Air can leak in and out of a building through gaps and cracks around the window frames.



I observed gaps around the windows on the exterior of the house. I recommend repair the caulking around the windows to prevent moisture and pest intrusion.

Doors

Doors



Exterior Doors

- The doors to the exterior are in good condition. They could use painting and some caulking to fill in cracks.



Weather Stripping

Materials:

- Felt
- Rubber
- Vinyl
- Metal

Observations:

- The weather stripping was damaged. I recommend repairing or replacing the weather stripping.

Safety Glass



Walls (continued)

Walls

Walls



Ceilings

Ceilings



There is staining on the living room ceiling. Monitor and repair as needed. Owners stated the damage occurred before a new roof and the solar system were installed.



I observed repairs that do not appear to be professional. I recommend asking the current owners about the repair. The second floor shower/tub is above this repair, likely a past drain issue. There was no water staining present at the time of inspection.

Floors

Floors



Fireplace

Location

- Family room



Fireplace (continued)

Type

- Wood

Material

- Metal insert

Damper/Hearth/Blower

- The damper was operable



Fireplace



I observed the damper operate properly. This is a view looking up the flue. The flue was mostly clean with a small amount of soot at the bottom. It is recommended to have the flue cleaned and the fireplace inspected every few years.

Ceiling Fans

Ceiling Fans



Chimney

Chimney Chase



General:

- Rain Cap/Spark Arrestor: Yes
- Chase: Stucco
- Chase: Framed

Radon

Radon

Observations:

- Radon testing is not part of the home inspection and is considered an additional service. The geographical area that the home is located in has been known to have high Radon gas readings. Potential safety hazard. The EPA Recommends: if you are buying or selling a home to have it tested for Radon. For a new home, ask if Radon resistant construction features were used and if the home has been tested. Fix the home if the radon level is 4.0 picocuries per liter (pCi/L) or higher. For more information, see <https://www.epa.gov/hmbuyguid> (Home buyer's and seller's guide to Radon)



The Radon System. Installed 1998. CDPHE recommends testing for radon levels in the home every few years.

Secondary Power Source

Solar System

Observations:

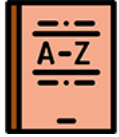
- The Photovoltaic System is not part of the home inspection SOP. The inspection is a complimentary service.



The solar system is not included in the Standards of Practice for a home inspection. Any information on the system is shared as a courtesy. The solar system appears to be operating correctly.



The solar system located on the exterior east wall. Emergency disconnects are in this location.



Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
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.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves