

Property Inspection Report



**PROSPECTOR
HOME INSPECTIONS**

SHINING A LIGHT
ON YOUR INVESTMENT



**Edwin Jenkins
Prospector Home Inspections, LLC**

**757 Main St.
Inspection Prepared For: Mary Doe
Agent: Support - Home Inspector Pro**

**Date of Inspection: 12/5/2022
Home Age: 22 Size: 1448**

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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.

Overview

| | | |
|--------|---------------------------|--|
| Page 7 | Limitations of Inspection | |
|--------|---------------------------|--|



The area rug in the kitchen was taped to the floor. This limited my inspection of the floor tiles.

Grounds

| | | |
|--------|-------------|--|
| Page 8 | Steps/Stoop | <ul style="list-style-type: none"> • There are one or more missing railings on the exterior steps. This is a safety issue. I recommend a licensed contractor install proper railings. |
|--------|-------------|--|

Exterior

| | | |
|---------|--------|---|
| Page 11 | Siding | <ul style="list-style-type: none"> • The stucco siding has multiple cracks radiating from the corners of the windows. There are also previous repairs done in these areas. I recommend a qualified professional evaluate the stucco. |
|---------|--------|---|

Garage/Carport

| | | |
|---------|----------------|--|
| Page 15 | Safety Reverse | <ul style="list-style-type: none"> • Garage door automatic pressure reverse needs to be adjusted. |
|---------|----------------|--|

| | | |
|---------|---------|--|
| Page 15 | Roofing | |
|---------|---------|--|



The shingles are showing signs of age through cracking. I recommend consulting with a professional roofer to determine the life expectancy of the roof.

Living Room

Page 18

Ceiling Fan



The ceiling fan is out of balance and wobbles at high speed. I recommend balancing the fan blades to prevent creating a safety issue when using the fan at high speeds.

Dining Room

Page 19

Electrical



I believe the switch to this exterior light is in the dining room. This light did not come on when the switch was used. I recommend replacing the bulb and confirming that the light switch and the light work.

Bedroom 1

Page 25

CO/Smoke Detector

• The smoke detector in the bedroom is yellowed with age. I recommend inspecting and replacing the smoke/CO detectors throughout the house.

Bedroom 2

Page 29

CO/Smoke Detector

• The smoke/CO detectors need to be evaluated and replaced if necessary.

Smoke/Carbon Monoxide Detectors

| | | |
|---------|---------------------------------|--|
| Page 31 | Smoke/Carbon Monoxide Detectors | |
|---------|---------------------------------|--|



Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.

Attic/Structure/Framing/Insulation

| | | |
|---------|-------------|--|
| Page 33 | Ventilation | |
|---------|-------------|--|



The plumbing vent stack is not properly sealed at the entry through the roof. I recommend a roofer repair this issue.



This is a picture of daylight shining through another vent stack that is not properly booted on the roof. I recommend a licensed roofer install a boot and properly flash the roof repair.

| | | |
|---------|------------|--|
| Page 34 | Electrical | |
|---------|------------|--|



The light fixture needs to be secured to the housing.

Crawl Space

Page 35

Joists



The floor joists do not have any insulation in them. The radiant heat is attempting to heat the uninsulated crawl space as well as the house. I recommend installing insulation for increased energy efficiency.

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.

State of Occupancy

- Occupied

Weather Conditions

- Cloudy
- Raining

Recent Rain/Snow

- Yes

Ground Cover

- Wet

Approximate Age

- 20-25 years

Limitations of Inspection



The owners belongings are blocking access to this area and other areas throughout the house. For this reason, some areas could not be fully inspected.



The area rug in the kitchen was taped to the floor. This limited my inspection of the floor tiles.



The owners belongings are blocking access to this area. For this reason, the area could not be fully inspected.

Grounds

Service Walks

- Materials:
- Concrete

Grounds (continued)



There is spalling on the service walks. Spalling is a common surface imperfection. In most cases, the defect does not affect the slab's service life if untreated. I recommend sealing the walkway and stairs to help prevent additional damage.



The walkways had some settling but were usable. I recommend monitoring and caulking as necessary to prevent water intrusion.



Generally, when there are three or more steps a handrail is recommended.

Driveway/Parking Area

Materials:

- Asphalt

Observations:

- Typical cracks



There is a gap between the driveway and the home. I recommend monitoring and sealing the gap between the driveway and the home to help prevent water penetration.

Steps/Stoop

Materials:

- Concrete

Observations:

- There are one or more missing railings on the exterior steps. This is a safety issue. I recommend a licensed contractor install proper railings.

Fence/Wall

Materials:

- Wood

Grounds (continued)



The fence is not part of the inspection. This comment is for courtesy purposes. Fence posts need maintenance to prevent further damage. The gate is attached to this post.

Landscape Affecting Foundation

- Negative grade: Satisfactory

Retaining Wall

- Materials:
- Timbers



The retaining wall is bowing towards the yard. I recommend monitoring the wall and repairing if needed.

Roof

Roof Style: Type/Style

- Type/Style:
- Asphalt Shingle

Ventilation System

- Type:
- Soffit
 - Roof

Roof (continued)

Flashing



Flashing is not visible between the roof and the wall. I recommend consulting with a qualified roofer to address this concern.



In this picture, not 757Pine Ct, the flashing can be seen between the stucco and roof. I recommend a licensed roofer evaluate the current roof, including the intersections with the walls and the flashing.

Condition of Roof Covering



Condition:

- Cracking
- Curling
- Recommend roofer evaluate



Roof covering showed signs of curling, cracking, and aging.



Roof covering showed signs of curling, cracking, and aging. I recommend evaluation by a qualified roofing contractor to determine the life expectancy of the roof.

Vents

Observations:

- The vents could not be viewed from the roof for safety reasons.

Roof (continued)

Gutters



The gutters are dirty. I recommend cleaning the gutters to ensure proper water flow to the downspouts.

Exterior

Siding

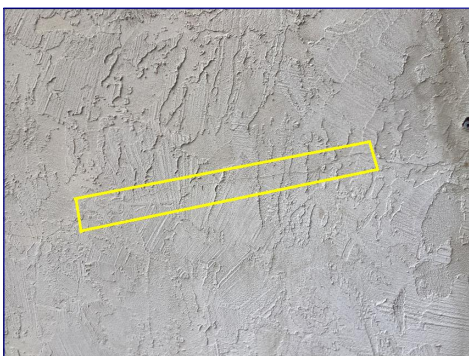
Materials:

- Stucco

Observations:



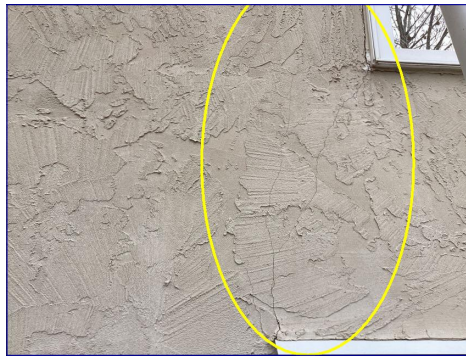
• The stucco siding has multiple cracks radiating from the corners of the windows. There are also previous repairs done in these areas. I recommend a qualified professional evaluate the stucco.



The stucco siding had typical cracking present in one or more areas. Monitor and repair as needed.



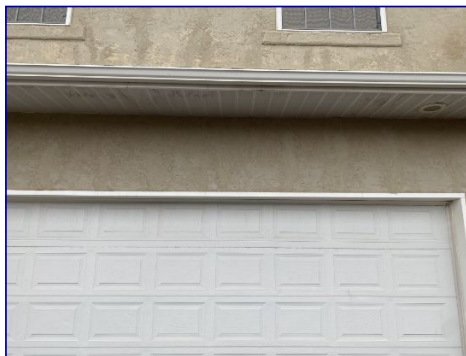
Exterior (continued)



There are multiple cracks in the stucco around window corners and door corners. Water can enter through cracks in the walls. I recommend consulting a qualified professional to repair and maintain the stucco.



This photo shows additional water staining on the exterior siding. I recommend a licensed roofer evaluate the roof system.



There have been repairs made to the stucco above the garage.



Additional cracking in the stucco.

Exterior (continued)

Trim



The exterior trim is in need of normal caulking maintenance.

Soffit



The paint is peeling on the exterior trim and soffit of the house. I recommend having these areas painted to maintain the house.



Soffit shows water penetration. This is most likely caused because of water leaking through from above. I recommend a licensed roofer evaluate the shingles and the flashing between the walls and the roof.

Fascia



The fascia needs routine painting maintenance. I recommend a qualified professional paint the fascia.



The fascia needs routine painting maintenance.

Exterior (continued)

Caulking

Observations:

- The caulking is dried and cracked. I recommend a qualified professional remove and replace the caulking. This should help protect the house from further damage.



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



The caulking around the windows needs maintenance.



The caulking is dried and cracked. I recommend a qualified professional remove and replace the caulking. This should help protect the house from further damage.

Windows/Screens



The screen for the master bedroom window is leaning against the wall in the master bedroom.



There is a small tear in the screen in the loft living area.

Patio

- Materials:
- Concrete

Exterior (continued)



Because of the fact that there are uneven risers and multiple steps, I recommend the patio stairs should have a railing for safety reasons.



There is a gap between the patio and the house. I recommend sealing the gap between the patio and the house to help prevent water penetration.

Garage/Carport

Type

- Type:
- Attached
- 2-Car

Automatic Opener



- Operation:
- Operable

Safety Reverse



- Operation:
- Operable
- Needs adjusting
- Safety Hazard

Observations:

- Garage door automatic pressure reverse needs to be adjusted.

Roofing



Nail pop in flashing above garage door. I recommend repair to prevent water intrusion.



The shingles are showing signs of age through cracking. I recommend consulting with a professional roofer to determine the life expectancy of the roof.

Garage/Carport (continued)

Gutters



The gutter over the garage door had pooling water in it. The gutter needs to be adjusted to drain the standing water.

Trim



I recommend a qualified professional fix the handyman repair on the garage door trim.



The garage exterior trim needed routine painting maintenance. I recommend a professional painter paint the exterior trim.

Electrical Receptacles



- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- **GFCI** present: Yes

Fire Separation Walls & Ceiling

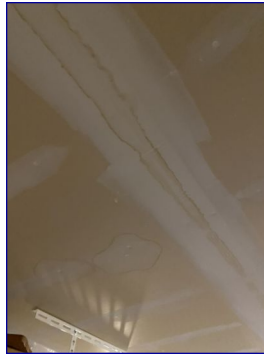


- Fire Wall:
- Fire separation wall & ceiling: Present
 - Fire door: Satisfactory

Garage/Carport (continued)



Additional picture of the garage ceiling water staining.



Additional pictures of the garage ceiling water staining.



There are signs of water leaking on the garage ceiling. I recommend further investigation to determine the cause of the water staining. It could be associated with the disconnected water line and water damage in the upstairs bathroom or the non-booted vent in the attic.

Living Room

Location

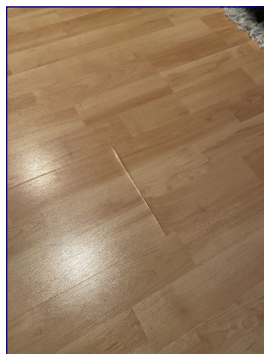


Location:
• First floor

Walls & Ceiling



Floor



There is a small amount of water damage to the wood floor.

Living Room (continued)

Ceiling Fan



- Condition:
- Out of balance



The ceiling fan is out of balance and wobbles at high speed. I recommend balancing the fan blades to prevent creating a safety issue when using the fan at high speeds.

Electrical



- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No

Heating Source



- Heating source present: Yes

Windows



Dining Room

Location



- Location:
- First floor

Dining Room (continued)

Walls & Ceiling



Floor



Ceiling Fan



Observations:

- The ceiling fan is out of balance and wobbles on high speed. I recommend the fan be used only on low speed until a repair can be made.

Electrical



Condition:

- Switches: Yes
- Switches, operable: Yes
- Receptacles: Yes
- Receptacles, operable: Yes
- Open ground: No
- Reverse polarity: No



I believe the switch to this exterior light is in the dining room. This light did not come on when the switch was used. I recommend replacing the bulb and confirming that the light switch and the light work.

Heating Source

- Heating source present: Yes



Doors



Kitchen

Kitchen Photo



Countertops



Cabinets



Plumbing



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

Walls & Ceiling



Windows



Heating/Cooling Source

- Heating source: Yes



Floor



Kitchen (continued)

Appliances



Appliances:

- Disposal, operable: Yes
- Oven, operable: Yes
- Range, operable: Yes
- Dishwasher, operable: Yes
- Exhaust fan, operable: Yes
- Refrigerator, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: Yes
- Dishwasher drain line looped: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes
- Open ground/Reverse polarity: No

Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes

Bedroom

Location



Location:

- Second floor

Walls & Ceiling



Floor



Ceiling Fan



Observations:

- On high speed, the ceiling fan is out of balance and wobbles. I recommend the fan be used only on low speed until a repair can be made.

Bedroom (continued)

Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes

Heating Source Present



Heating Source:

- Yes

Door



Window(s)



Windows:

- Missing/Damaged screen

CO/Smoke Detector



Materials:

- Present

Bathroom

Location



Location:

- Master bath

Sinks



- Faucet leaks: No
- Pipes leak: No

Bathtubs



- Faucet leak: No

Bathroom (continued)

Showers



Showers:

- Faucet leaks: No
- Pipes leak: Not visible

Toilet



- Toilet:
- Bowl loose: No
 - Operable: Yes

Shower/Bathtub Area



Shower/Bathtub Area:

- Ceramic/Plastic

Drainage



Water Flow



Moisture Stains Present



Moisture Stains:

- No

Doors



Receptacles



- Receptacles:
- Present: Yes
 - Operable: Yes
 - GFCI present: Yes
 - GFCI operable: Yes

Heat Source Present



Heat Source:

- Yes

Bathroom (continued)

Exhaust Fan



- Exhaust Fan:
- Yes
 - Operable: Yes

Walls & Ceiling



Floor



Bedroom 1

Location



- Location:
- Second floor

Walls & Ceiling



Floor



Electrical



- Electrical:
- Switches operable: Yes
 - Receptacles operable: Yes

Heating Source Present



- Heating Source:
- Yes

Bedroom 1 (continued)

Door



The left closet door is slightly out of alignment. The closet doors rubbed a little bit at the top.

Window(s)



CO/Smoke Detector

Materials:

- Present

Observations:



- The smoke detector in the bedroom is yellowed with age. I recommend inspecting and replacing the smoke/CO detectors throughout the house.

Bathroom 2

Location



Location:

- Second floor bath

Sinks

- Faucet leaks: No



Bathtubs

- Faucet leak: No



Bathroom 2 (continued)

Showers



- Showers:
- Faucet leaks: No

Toilet



- Bowl loose: No
- Operable: Yes

Drainage



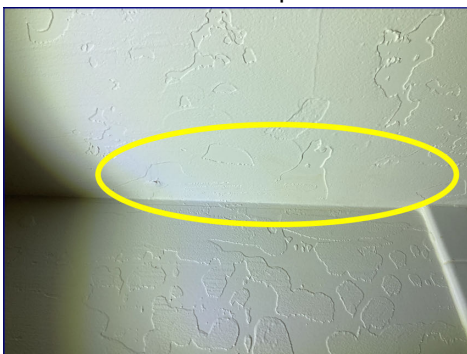
Water Flow



Moisture Stains Present



- Moisture Stains:
- Yes
- Observations:
- There is staining on the bathroom cabinets. There was no current moisture at the time of the inspection. Monitor and repair as needed.



There is some minor discoloration/staining and a nail pop on the ceiling in the second-floor bathroom. This could be from moisture from the shower or from the roof vent stack that is missing a boot, the evaporative cooler drip tray overflowing, or a different cause. I recommend repairing the missing vent stack boot and monitoring the area to ensure the issue has been fixed.



There is staining on the bathroom cabinets. There was no current moisture at the time of the inspection. This could be associated with the disconnected water line in the sink cabinet. I recommend the cabinet be monitored and repaired as needed.



Additional photo of the sink cabinet water damage

Bathroom 2 (continued)



Additional photo of the sink cabinet water damage

Doors



The bathroom door upstairs opens into the towel rod. I recommend installing a door stop to help prevent damage to the door from the towel rod.

Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes

Heat Source Present



Heat Source:
• Yes

Exhaust Fan



Exhaust Fan:
• Yes
• Operable: Yes

Bathroom 2 (continued)

Walls & Ceiling

Observations:



- There is discoloration at the joints between the wall and ceiling in the upstairs bathroom near the shower. This could be water damage or possibly moisture seeping into the drywall tape causing the discoloration.

Floor



Bedroom 2

Location

Location:



- Second floor

Walls & Ceiling



Floor



Electrical

Electrical:



- Switches operable: Yes
- Receptacles operable: Yes

Heating Source Present

Heating Source:



- Yes

Door



Bedroom 2 (continued)

Window(s)



CO/Smoke Detector



Materials:

- Present

Observations:

- The smoke/CO detectors need to be evaluated and replaced if necessary.

Bathroom 3

Location



Location:

- First floor bath

Sinks



- Faucet leaks: No

Toilet



- Bowl loose: No
- Operable: Yes

Drainage



Water Flow



Moisture Stains Present



Moisture Stains:

- No

Bathroom 3 (continued)

Doors



Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes

Heat Source Present



Heat Source:

- Yes

Exhaust Fan



Exhaust Fan:

- Yes
- Operable: Yes

Walls & Ceiling



Floor



Fireplace

Location

- Living room



Type

- Gas



Fireplace (continued)

Fireplace



Stairs, Steps, Hallways, Railings

Stairs, Steps, Hallways, Railings

Stairs, Steps, Hallways:

- Stairs condition: Satisfactory
- Handrail: Satisfactory



The hallway ceiling fan wobbles at high speed. I recommend balancing the fan blades if the fan will be used on high speed. Otherwise, this could become a safety issue.



There are small cracks along the seam above the stairs.



More cracks above the stairs. I do not know the cause of these cracks. There is no water staining associated with the cracks. These could be typical cracks that are associated with the age of the home.

Smoke/Carbon Monoxide Detectors

Smoke/Carbon Monoxide Detectors

Materials:

- Smoke detectors are present

Observations:

- Many of the smoke detectors in the home are yellowed with age. I recommend replacing the older smoke detectors with new ones.

Smoke/Carbon Monoxide Detectors (continued)



The smoke detector could be original with the house. The yellow color indicates aging of the smoke detector. I recommend installing new smoke detectors.



The yellow color of the smoke detector indicates old age. I recommend replacing the smoke detectors.



The smoke detector in the master bedroom is newer. I recommend investigating the age and making sure it is up-to-date.



Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.

Attic/Structure/Framing/Insulation

Access to Attic/Inspected From/Location



- Access: Scuttle hole/Hatch
- Inspected from: In the attic

Insulation



- Fiberglass

Attic/Structure/Framing/Insulation (continued)



There are small areas in the attic where the insulation has been displaced. For increased energy efficiency I recommend a re-distribution of the insulation. This should be done to insulate the ceiling and walls and also to ensure proper air flow from the soffit vents.

Insulation Installed In

- Rafters/Trusses



Ventilation

- Ventilation appears adequate



The plumbing vent stack is not properly sealed at the entry through the roof. I recommend a roofer repair this issue.



This is a picture of daylight shining through another vent stack that is not properly booted on the roof. I recommend a licensed roofer install a boot and properly flash the roof repair.

HVAC Duct



Roof Structure

Roof Structure:

- Trusses
- Wood



Attic/Structure/Framing/Insulation (continued)

Sheathing

Sheathing:
• OSB



This is a hole in the wall sheathing in the attic. There is no hole on the exterior siding in this area.



This is the exterior view where the hole in the attic sheathing is.

Firewall between units

Firewall Between Units:
• Yes



Electrical



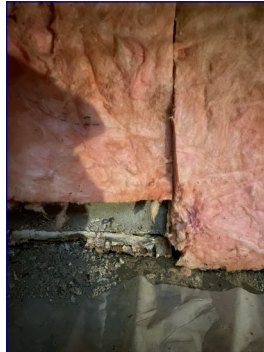
The light fixture needs to be secured to the housing.

Attic/Structure/Framing/Insulation: Other



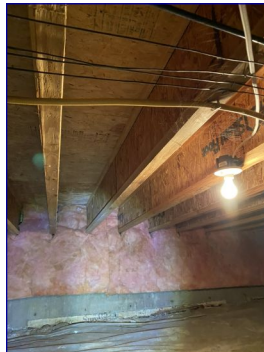
Crawl Space

Foundation Walls



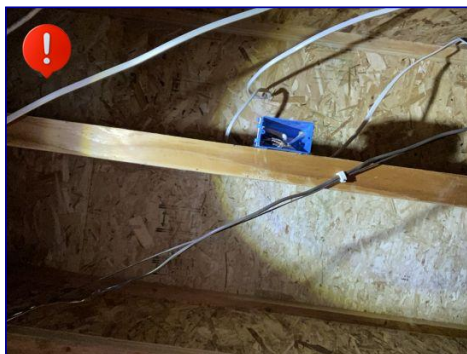
The house foundation was built using a void form foundation. This is used when building on expansive soils.

Joists



The floor joists do not have any insulation in them. The radiant heat is attempting to heat the uninsulated crawl space as well as the house. I recommend installing insulation for increased energy efficiency.

Electrical



The junction box needs a cover. I recommend having a cover installed on the junction box for safety.

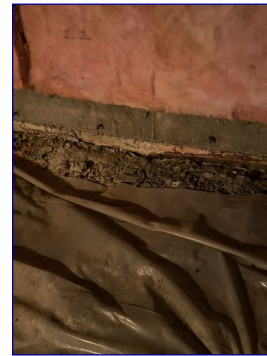
Crawl Space (continued)

Insulation



The foundation walls were insulated. The insulation prevented me from viewing the foundation walls in the crawl space. The foundation walls were not inspected.

Vapor Barrier



The vapor barrier is present in the crawl space. I recommend repairing and relaying the vapor barrier so it will perform it's intended purpose.

Exterior Fuel Supply

Main Gas Meter



This is a photo of the gas meters for the complex. The multiple gas lines in the crawl space run to the other units in the complex.

Exterior Plumbing

Hose Bibs



Exterior hose bib was winterized. I removed the exterior cover to determine it is an anti-siphon valve. I did not remove the interior cover because of how it was secured. For this reason, the hose bib was not tested.

Plumbing

Water Main Shut-off



Main Water Shut Off located against the wall behind the water softener.

Water Entry Piping



The main water valve into the house is located in the crawl space. I recommend having a licensed plumber evaluate the old corroding valve. This will ensure it works when needed. This is a minor issue because there is the other shutoff valve behind the water softener.

Visible Water Distribution Piping

Materials:

- Copper

Drain/Waste/Vent Pipe

Materials:

- **ABS**

Boiler Heating System (continued)



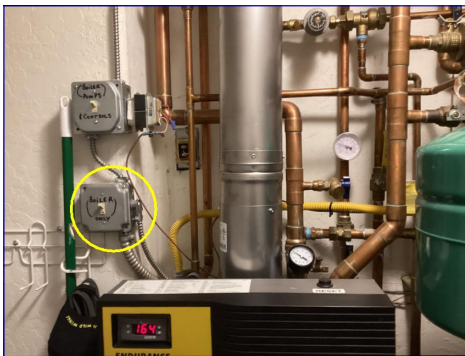
Access panel for radiant heat located in second-floor hallway closet.

Circulator

- Multiple zones

Safety Controls

- Temperature/pressure gauge exists: Yes
- Temperature/pressure Valve NOT tested



Boiler On/Off Safety switch



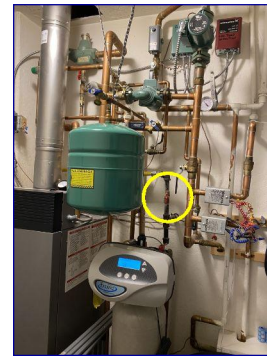
IPR Valve present



TPR Valve is piped to the floor correctly



This is another Gas shut off valve. This one is located in the crawl space.



Gas line shut off valve for the boiler.

Operation

- The boiler operated when turned on by the thermostat

Exterior Electric

Service Entry

Location:

- Underground



Electric conduit is cracked and disconnected from the electric box. This can allow pests and could create damage to the electric lines. I recommend a qualified licensed electrician repair. This is a community/HOA electric box



These meters serve the complex. 757 Pine Ct is the top right meter. This is the main disconnect for the unit.

Electric - Main Panel

Location

- Laundry Room



Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes



Main Panel Disconnect Location

- The main disconnect for the electric is outside on the south wall. It is the top left meter.

Service Entrance Conductors

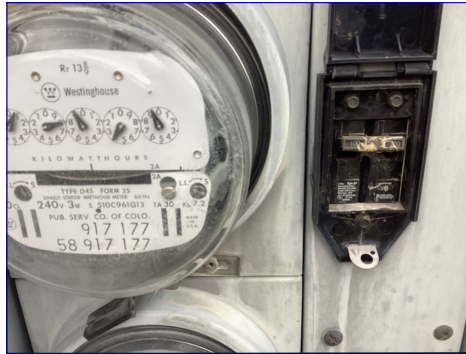
- Aluminum



Amperage

- 100a

Electric - Main Panel (continued)



Main disconnect outside. 100 amp service

Breakers/Fuses

- Breakers/Fuses: Breakers



Appears Grounded/Bonded

- Appears Grounded: No. Recommend consultation and repair by a licensed electrician.
- Appears Bonded: Yes



GFCI/AFCI Breaker

Observations:

- 757 Pine Ct does not have GFCI or **AFCI** breakers. Installation of these breakers started after this unit was built. Installation of AFCI and GFCI breakers would be considered a safety upgrade. I recommend consulting with a licensed electrician to investigate the option of an upgrade.



Branch Wire

- Type:
- Copper



Cooling System - Interior

Location

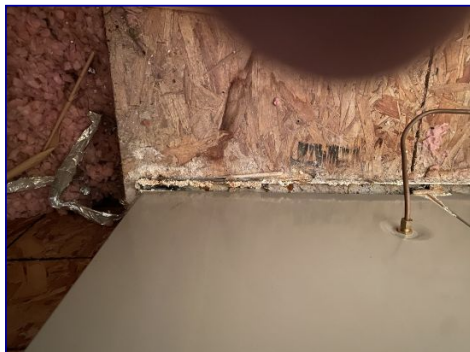
- Attic

Age

- Ultra Cool Advantage
Model ASA35
Champion Cooler Corp.
Mfg Date 2-00

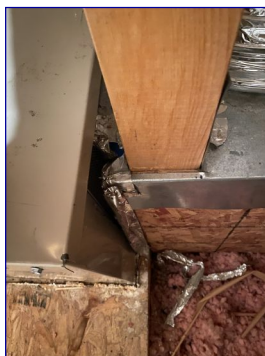
Cooling System - Interior (continued)

Operation



The evaporative cooler in the attic has leaked water over the drip pan. This could be the cause of water staining in the second floor bathrooms.

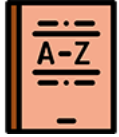
Additional water damage.



The gaps in the duct work for the cooling system needs to be repaired.



The cooling system was not tested. I tried to test the blower and nothing happened when I flipped the switch. I believe the disconnected water line in the bathroom runs to the evaporative system. I recommend a licensed HVAC technician evaluate the system to ensure it works properly.



Glossary

| Term | Definition |
|-----------|--|
| ABS | Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines. |
| 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. |
| 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. |
| 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 |

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!