GAMBLE HOME INSPECTIONS, LLC

Scan or click QR code to view HTML report →

Feb 17th, 2026

123 SAMPLE STREET, SAMPLE, AL 00000

Home Inspection Report

PREPARED FOR:

SAMPLE REPORT

INSPECTED BY:

Garrett Gamble / Gamble Home Inspections LLC

Table of Contents

Inspection Details

INSPECTOR 1

Garrett Gamble
Gamble Home Inspections LLC

Address	Alabaster, Alabama 35007
Phone	(205) 605-3218
Email	Garrett@GambleHomeInspections.com

CLIENT

SAMPLE REPORT

Phone	
Email	

ADDITIONAL INFO

Inspection date	Feb 17th, 2026
Others Present	None
Property Occupied	Occupied
Building Type	Single Family
Weather	Sunny
Temperature	68 °F
Year Built	1977

Definitions

Inspected
The component or system was visually inspected and, when possible, operated using normal controls. It appeared to be functioning as intended at the time of inspection, unless otherwise noted in this report.

Not Functioning Properly, Requires Further Evaluation
The component or system was present but did not operate as intended or appeared to be malfunctioning. Further evaluation and appropriate repairs or replacement by a qualified professional are recommended before closing.

Safety
A condition that poses a potential risk of injury, fire, shock, or other safety hazard. These items should be repaired, replaced, or further evaluated by a qualified professional as soon as possible.

Not Inspected
The component or system was not inspected due to inaccessibility, safety concerns, utility shutoff, item not present, or because it was beyond the scope of the inspection at the time of service.

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

Flagged items will show up in summary view.

1. Inspection Summary/Comments

SAFETY ISSUES AND PRIORITY ISSUES
***POSSIBLE MOLD WAS FOUND IN THE CRAWLSPACE. I RECOMMEND HAVING MOLD SAMPLING AND TESTING PERFORMED BY A PROFESSIONAL. (I OFFER MOLD SAMPLING/TESTING AS A SERVICE, AND I HAVE A MOLD REMEDIATION PROFESSIONAL IF NEEDED)

***SEVERAL STRUCTURAL CONCERNS NEED TO BE EVALUATED BY A LICENSED PROFESSIONAL STRUCTURAL ENGINEER. THE CORNER IN THE POOL WALL, THE SUPPORT BEAM IN THE CRAWLSPACE, AND THE SUPPORT BEAM IN THE LIVING ROOM CEILING. MANY AREAS HAD STEP CRACKING, MOVEMENT, AND VERTICAL CRACKS AS NOTED IN THE REPORT.

***THE ELECTRICAL SYSTEM HAD MANY ISSUES AS NOTED IN THE REPORT. MISSING OUTLET COVERS, LOTS OF EXPOSED WIRING, AND PANEL ISSUES. DUE TO POSSIBLE FIRE AND SHOCK HAZARD, I RECOMMEND HIRING A LICENSED PROFESSIONAL ELECTRICIAN TO EVALUATE AND REPAIR AS SOON AS POSSIBLE.

***THE FIREPLACE HAD HEAVY CREOSOTE BUILDUP, WHICH IS A FIRE HAZARD. I RECOMMEND HAVING A PROFESSIONAL CHIMNEY SWEEP CLEAN AND INSPECTED BEFORE USING.

***NOTED IN THE REPORT WERE LOOSE RAILINGS, MISSING BALUSTERS, AND MORE. I REC-

OMMEND HIRING A LICENSED PROFESSIONAL CONTRACTOR TO EVALUATE AND REPAIR THOSE ISSUES AS NOTED IN THE REPORT.

***THE WATER TEMPERATURE WAS OVER 120°F, WHICH IS THE HIGHEST RECOMMENDED WATER TEMPERATURE TO REDUCE SCALDING. THE WATER TEMPERATURE AT THE TIME OF INSPECTION WAS 134.6 DEGREES, WHICH CAN CAUSE SCALDING IN AROUND 30 SECONDS OR LESS. ADJUST THE WATER HEATER TO HELP WITH THIS ISSUE.

***THE ATTIC HAS EXPOSED JUNCTION BOXES AND WIRING WHICH NEED TO BE ADDRESSED BY A LICENSED PROFESSIONAL ELECTRICIAN.

The attic needs insulation added in several areas. Levels ranged from none to 6-8 inches. Recommended depth is 10-14 inches. I would recommend hiring a licensed foundation expert to evaluate the issues and develop a plan to stop further damage. Please read the report thoroughly, and if you have any questions about the SAFETY or PRIORITY ISSUE concerns or any other findings, please feel free to contact me anytime. If you need any help with further evaluation of the issues in the report, please get in touch with me, and I can recommend someone and see if they can help. Thank you for trusting me with your home inspection. If you need anything in the future, please feel free to contact me.

2. Scope of Inspection

This inspection is a visual, non-invasive evaluation of the home's accessible systems and components, performed in accordance with the ASHI (American Society of Home Inspectors) Standards of Practice adopted by the state of Alabama. It's designed to identify visible defects or safety concerns present at the time of inspection. Components and systems are inspected in their normal operating condition; concealed or future issues cannot be evaluated. This report is a snapshot in time, not a warranty, code inspection, or guarantee of future performance. Specialists may be recommended for further evaluation when needed.

3. Grounds

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies, or on wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces may indicate the presence of expansive soil that can result in continuous movement; this can only be confirmed by a geological evaluation of the soil. Any reference to grade applies only to areas around the exterior of the foundation or exterior walls. We cannot determine the site's drainage performance or the condition of underground piping, including subterranean drainage systems, municipal water and sewer service pipes, and septic systems. Decks and porches are often built close to the ground, where there is no access for viewing. Any areas that are too low to enter or are inaccessible are excluded from the inspection. We do not

evaluate remote landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is for informational purposes only and should not be considered an inspection.

3.1 DRIVEWAY

DESCRIPTION: Asphalt

MEDIA:


3.2 WALKS

DESCRIPTION: Paver

MEDIA:


COMMENTS:

Safety

Walkways slippery, uneven, and/or unlevel

The walkways are observed to be slippery, uneven, and/or unlevel. It is recommended to address these issues to prevent potential tripping hazards. Consider resurfacing or leveling the walkways and applying a non-slip coating for improved safety.


3.3 STEPS/STOOPS

DESCRIPTION: Stone

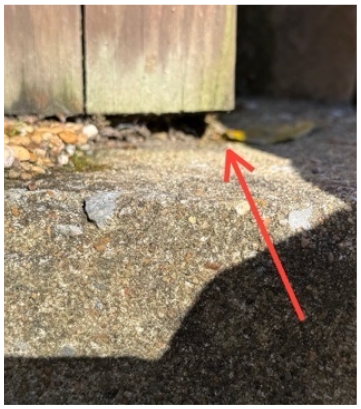
MEDIA:

COMMENTS:

Safety

Handrail loose

The handrail on the steps/stoop is loose and may pose a safety hazard. Recommend securing or replacing the handrail promptly to ensure stability and prevent potential injuries. Please consult a qualified contractor for repairs.




3.4 GRADING/DRAINAGE

DESCRIPTION: Minor slope, Flat

3.5 FENCES/RETAINING WALLS

DESCRIPTION: Block

COMMENTS:

Inspected

Retaining wall seperating from home

The retaining wall is observed to be separating from the home. This may compromise both the wall's structural integrity and the surrounding soil stability. It is recommended to consult with a structural engineer or qualified contractor to assess the situation and perform necessary repairs.


3.6 DECK/BALCONY

DESCRIPTION: Wood

MEDIA:

COMMENTS:

Safety

No balusters for the handrails on steps

The steps lack balusters on the handrails, which is a safety concern, especially for children and pets. It is recommended to have balusters installed to meet safety standards and ensure proper protection. Consult a qualified contractor for installation.

4. Roof

Every roof will wear differently based on its age, number of layers, material quality, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion on the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, no one can detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or framing in attics will not necessarily confirm an active leak without corroborating evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy or guarantee that it will not leak. Naturally, the sellers or

the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it and either include comprehensive roof coverage in your home insurance policy or obtain a roof certification from an established local roofing company. We do not inspect attached accessories, including but not limited to solar systems, antennae, and lightning arrestors.

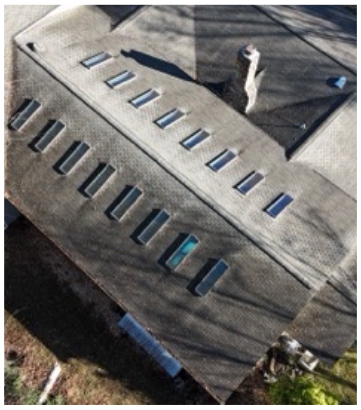
4.1 TYPE

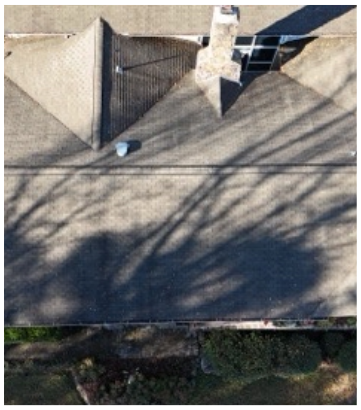
DESCRIPTION: Gable

METHOD OF INSPECTION: On roof, Drone

MATERIAL: Asphalt shingle

MEDIA:

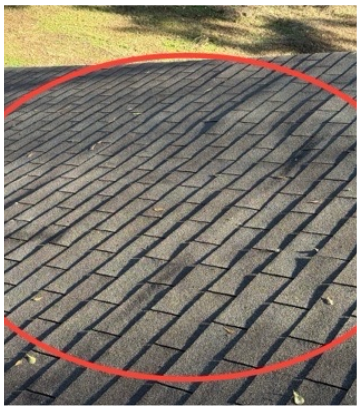

COMMENTS:

Inspected

Uneven roof surfaces/shingle irregularities

The roof covering exhibited visible waviness, localized dipping, and areas of shingle lift. These conditions are commonly associated with uneven or deteriorated roof decking, structural deflection, or improper installation. Lifted shingles may be more susceptible to wind

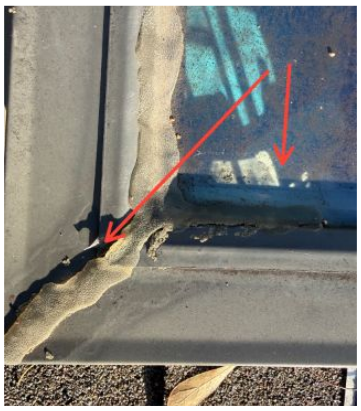
damage and water intrusion. Further evaluation by a qualified roofing contractor is recommended to assess the roof decking and underlying structure and to make necessary repairs.



Inspected

Skylight water intrusion/deteriorating caulk

One or more sky lights have deteriorating caulking around the seals and water intrusion on the interior frame.


4.2 GUTTERS

DESCRIPTION: Aluminum

4.3 DOWNSPOUTS/LEADERS/EXTENSIONS

DESCRIPTION: Aluminum

COMMENTS:

Not Functioning Properly, Requires Further Evaluation

Missing splashblock/extension

Observed missing splashblock/extension at the downspout. Recommend installing a splashblock or extension to ensure proper water diversion away from the foundation and prevent potential water damage.




4.4 FLASHING

DESCRIPTION: Metal

4.5 VALLEYS

DESCRIPTION: Asphalth shingle

4.6 PLUMBING VENTS

DESCRIPTION: PVC

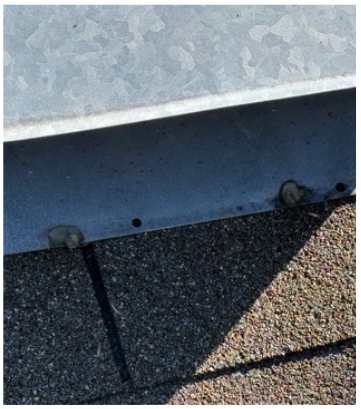
COMMENTS:

Inspected

Fasteners have missing/deteriorating caulk

The roof plumbing vent fasteners have missing or deteriorating caulk, which could lead to potential water intrusion. Recommend resealing these areas with appropriate caulk to ensure proper weatherproofing and prevent leaks. Consult a qualified roofing professional for repairs.





4.7 CHIMNEY

DESCRIPTION: Stone

MEDIA:




COMMENTS:

Inspected

Chimney crown has crack/s

Observed cracks in the chimney crown, which can lead to water intrusion and further damage. Recommend having a qualified mason assess the situation and perform necessary repairs to prevent potential deterioration.

Inspected

Rusted chimney cap

The chimney cap is rusted, which may lead to impaired functionality and potential water infiltration. Recommend contacting a qualified chimney specialist to assess the condition and replace the cap as necessary to prevent further deterioration and ensure proper operation.

5. Exterior

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and do not present a structural problem. If major cracks are present along with bowing, we routinely recommend that a qualified structural engineer conduct a further evaluation. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking during curing due to shrinkage. In most instances, floor coverings prevent the recognition of cracks or settlement,

except in the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any significant defects, we may not recommend that you consult a foundation contractor, a structural engineer, or a geologist. This should not deter you from seeking the opinion of any such expert. We also routinely recommend that an inquiry be made of the seller regarding any prior foundation or structural repairs.

5.1 TYPE

DESCRIPTION: Wood

TRIM: Wood

COMMENTS:

Inspected

Mortar missing/deteriorating/stone seperation

I observed areas where the mortar is missing or deteriorating, leading to stone separation. This condition can allow moisture intrusion and structural issues over time. I recommend consulting a professional mason to assess the damage and perform the necessary repairs to prevent further deterioration.

Inspected

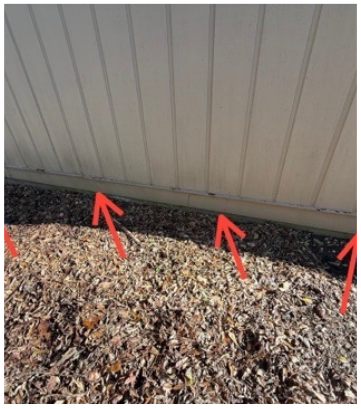
Exterior Surface Cracking and Damage

The exterior surface shows signs of cracking, spalling, and peeling paint, with visible holes and potential water damage at the base.

Inspected

Rot noticed

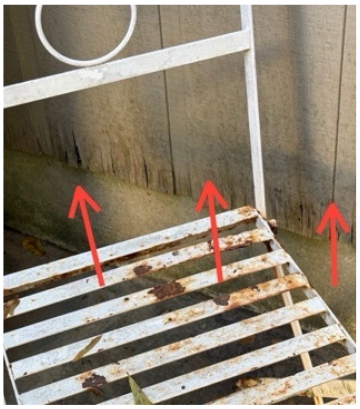
Rot was observed on the exterior, which may compromise structural integrity and aesthetics. Recommend further evaluation by a licensed contractor to assess the extent of the damage and proceed with necessary repairs to prevent further deterioration.







5.2 WINDOW/S

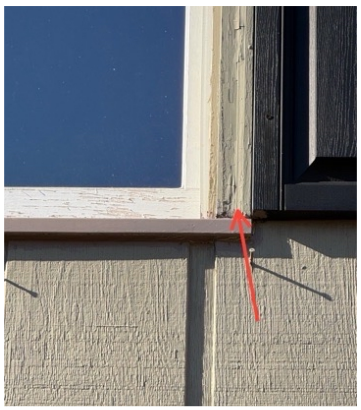
DESCRIPTION: Wood

COMMENTS:

Inspected

Some rot around windows

Noticed rot around some exterior windows. Recommend a professional evaluation to assess the extent of the damage. Repair or replacement may be necessary to prevent further deterioration and maintain energy efficiency. Regular maintenance is advised to avoid recurrence.


5.3 HOSE BIBS

DESCRIPTION: Compression, Operational

COMMENTS:

Inspected

Caulk around gap of hose bib

The hose bib has been caulked to seal the gap, which helps prevent water intrusion and potential damage. Regularly check the caulking for deterioration and reapply as necessary to maintain an effective seal.

Not Functioning Properly, Requires Further Evaluation

Not secure to home

Hose bib is not securely attached to the home.

5.4 GAS METER

MEDIA:

6. Interior

The inspection of the living space includes visually accessible areas of walls, floors, cabinets, and closets, as well as testing a representative number of windows, doors, switches, and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along framing members, or along seams in drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if not correctly repaired. Such cracks can become the subject of disputes and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of the floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather, and lighting conditions. Check with owners for further information. Testing, identifying, or identifying the source of environmental pollutants or odors (including, but not limited to, lead, mold, allergens, household pet odors, and cigarette smoke) is beyond the scope of our service. Still, it can become equally contentious or difficult to eradicate. We recommend that you carefully determine and schedule any remedial services deemed advisable or necessary before the close of escrow. Also note: During the inspection, the test button on the smoke detector(s) can only be pressed to test the smoke detector(s). The simulation of smoke and or carbon monoxide cannot be performed at the time of inspection. It is recommended that smoke detectors be replaced every 10 years, and homes without carbon monoxide detectors should have one installed on every floor.

6.1 FLOORS

DESCRIPTION: One or More Places Have Damage

COMMENTS:

Inspected

Cracked bathroom floor tile

Observed a cracked bathroom floor tile. Recommend replacing the damaged tile to prevent water infiltration and potential subfloor damage. Consider consulting a professional for precise repair.

6.2 WALLS/CEILINGS

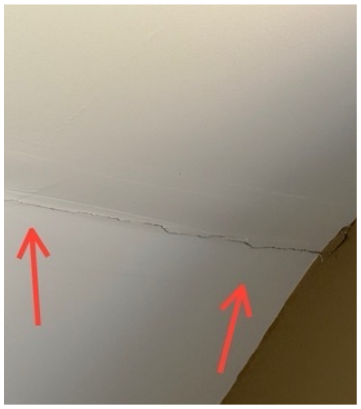
DESCRIPTION: Cracks/Damage, Evidence of Settlement

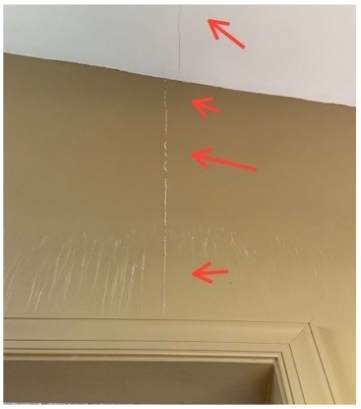
COMMENTS:

Inspected

Cracks on walls, around windows, supports

Cracks observed on interior walls and around windows/supports may indicate settling or structural issues. Recommend consulting a structural engineer for further evaluation and necessary repairs to ensure structural integrity.







6.3 SMOKE/CO/HEAT DETECTORS

DESCRIPTION: Present

7. Structure

7.1 TYPE

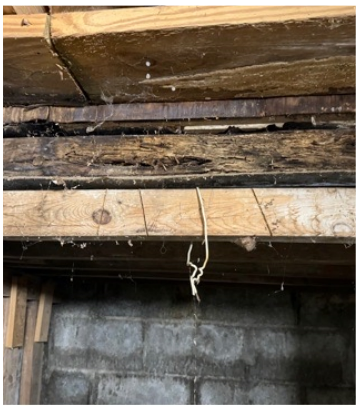
DESCRIPTION: Wood frame

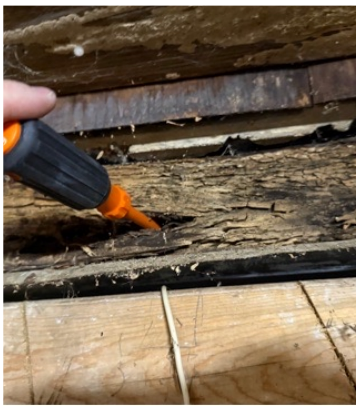
COMMENTS:

Safety

Rot/Damage

During inspection, rot/damage was observed in the structure. It is recommended to engage a licensed contractor to assess the extent of the damage and make necessary repairs to prevent further deterioration and ensure structural integrity.





7.2 FOUNDATION

DESCRIPTION: Block, Basement, Crawlspace

7.3 BEAMS

DESCRIPTION: Solid wood

COMMENTS:

Inspected

Support beam movement

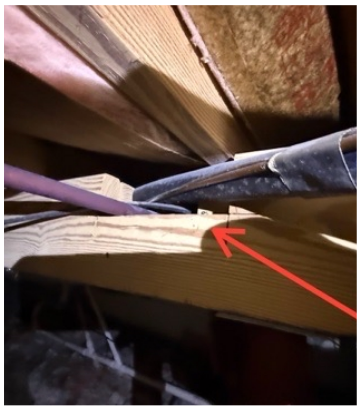
A linear crack was observed in the ceiling finish. The cracking appears consistent with movement along a structural support line. Notably, alterations and notching were observed at a support beam in the crawlspace below this area. While the exact cause cannot be confirmed without further evaluation, the observed conditions may indicate structural movement. Evaluation by a qualified structural professional is recommended prior to repairs.



Safety

Beam has notches, cuts along edge

The beam exhibits notches and cuts along its edge, which could compromise its structural integrity. Recommend evaluation by a structural engineer to assess necessary repairs or reinforcements to ensure safety and compliance with building codes.




7.4 BEARING WALLS

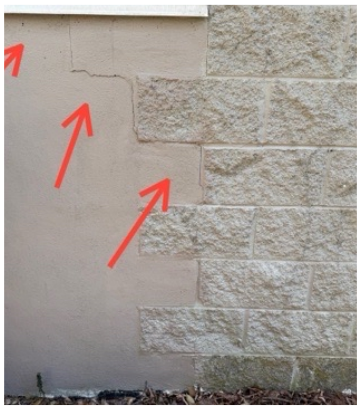
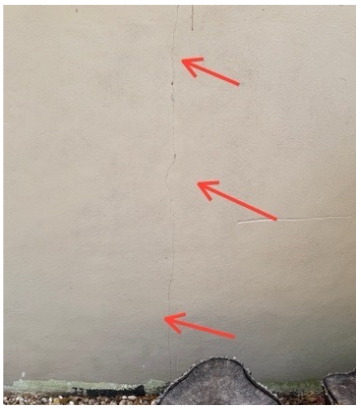
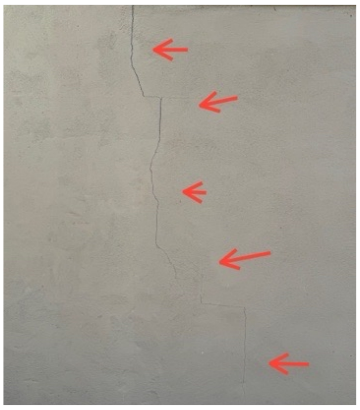
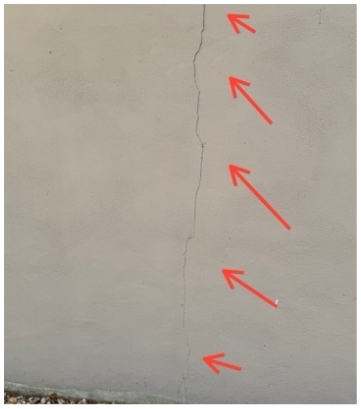
DESCRIPTION: Block, Stone

COMMENTS:

Inspected

Movement/cracking/step cracking in block bearing wall

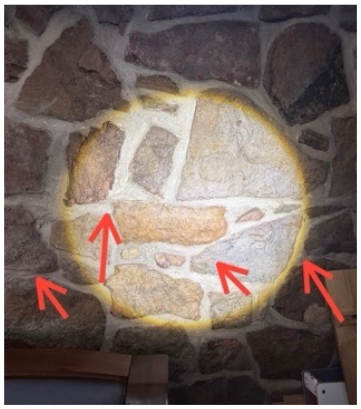
Observed movement and step cracking in the block bearing wall, indicating potential structural issues. Recommend consulting a structural engineer for a detailed assessment and to determine necessary repairs to ensure structural integrity.

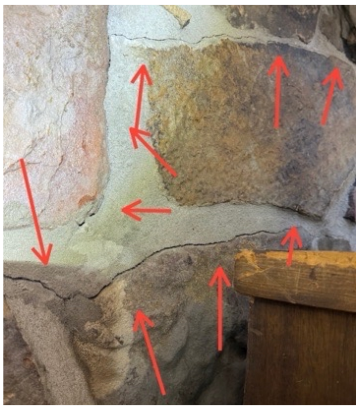

Courtyard

Inspected

Recommend that a qualified contractor evaluate and estimate repairs




7.5 PIERS/POSTS

DESCRIPTION: Steel posts, Block piers and posts

COMMENTS:

Safety

Supports not fastened to beam

The structure piers/posts are not fastened to the beam. This may lead to shifting or instability. Recommend securing them promptly to ensure structural integrity and safety. Consult a licensed contractor for proper fastening methods.


Not Functioning Properly, Requires Further Evaluation

One or more steel support not plum and not secured

One or more steel support posts were observed to be not plumb and not adequately secured. It's recommended to engage a qualified contractor to evaluate and correct the alignment and secure the supports to ensure structural stability and safety.


8. HVAC

The inspector can readily open only manufacturer- or installer-provided access panels for routine homeowner maintenance and will not operate components when weather conditions or other circumstances may cause equipment damage. The inspector does not light pilot lights, ignite or extinguish solid-fuel fires, or test safety devices. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or to inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and dehumidifiers, ducts, and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. A visual inspection cannot address adequacy, efficiency, or the even distribution of air throughout a building. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems; therefore, no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists. Please note that even modern heating systems can produce carbon monoxide, which can cause illness and even death in a poorly ventilated room. Therefore, any recommendations we make for service or further evaluation must be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend upgrades that could affect your evaluation of the property, and our service does not include any warranty or guarantee. Regular service and maintenance are recommended every year. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks pose an environmental hazard that can be costly to remedy. Heat Pump systems are tested in the appropriate season mode because the same equipment is used for both heating and cooling.

8.1 THERMOSTAT(S)

DESCRIPTION: Individual

MEDIA:


8.2 HEATING SYSTEM

DESCRIPTION: Heat pump

MANUFACTURER: Payne

FUEL TYPE: Electric

EXPOSED DUCTWORK: Round metal duct, Flex duct, Duct board

AIR FILTER: Disposable fiberglass

MEDIA:

COMMENTS:

Not Functioning Properly, Requires Further Evaluation

Condensate line should have downward slope and not a dip

The condensate line was observed to have an improper dip instead of a continuous downward slope. This can lead to water accumulation and potential blockage. It is recommended to have a qualified HVAC technician evaluate and adjust the line to ensure proper drainage.

8.3 COOLING SYSTEM

DESCRIPTION: Central A/C

MANUFACTURER: Payne

VOLTAGE: 220 V

CAPACITY: 1.5 ton

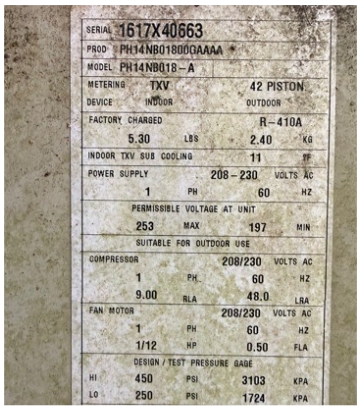
ELECTRICAL DISCONNECT: Breaker-Style

REFRIGERANT LINES: Insulated

INFORMATION:

Manufactured year 2017

MEDIA:



COMMENTS:

Inspected

Unit is unlevel

The HVAC cooling unit is not level, which can lead to operational inefficiencies and potential damage. It is recommended to consult a qualified HVAC technician to properly level the unit to ensure optimal performance and longevity.

Very minor but keep an eye on it.

8.4 EXTERIOR UNIT SUPPORT

DESCRIPTION: Pad mounted

8.5 CONDENSATE REMOVAL

DESCRIPTION: Not within standards

COMMENTS:

Inspected

Extend condensate pipe away from unit/foundation

The condensate pipe currently discharges too close to the unit/foundation. It is recommended to extend the pipe to redirect the flow away from these areas to prevent potential water damage or foundation issues. Consider consulting a professional for proper modification.


9. Electrical

We are not licensed electrical contractors, and in accordance with the standards of practice, we test only a representative number of switches and outlets and do not perform load calculations to determine whether the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard and serviced as soon as possible, along with the evaluation and certification of the entire system as safe by a licensed electrical contractor. Therefore, any recommendations that we may make for service or upgrades must be completed before the close of escrow, because a licensed electrical contractor could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. A licensed electrical contractor should make any electrical repairs or upgrades. Aluminum wiring requires periodic inspection and maintenance by a licensed electrical contractor. Smoke Alarms should be installed within 15 feet of all bedroom doors and tested regularly. Operation of the time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device into the panels, test or operate any overcurrent device except ground fault interrupters, nor dismantle any electrical device or control, except to remove the covers of the primary and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection. Still, it may be mentioned for informational purposes only, including, but not limited to, low-voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephones, security systems, cable TV, intercoms, and built-in vacuum equipment.

9.1 SERVICE ENTRANCE

DESCRIPTION: Aluminum, Copper

SERVICE AMPS AND VOLTS: 200 amps

GROUND: Rod in ground only

MEDIA:



COMMENTS:

Inspected

Service mast fasteners have missing/deteriorating caulk

The service mast fasteners have missing or deteriorating caulk, which could lead to water infiltration. Recommend re-caulking these areas to prevent potential damage and ensure weatherproofing. Consult a qualified electrician for repairs.

9.2 MAIN PANEL

DESCRIPTION: Unknown

MAX CAPACITY: 200 Amp

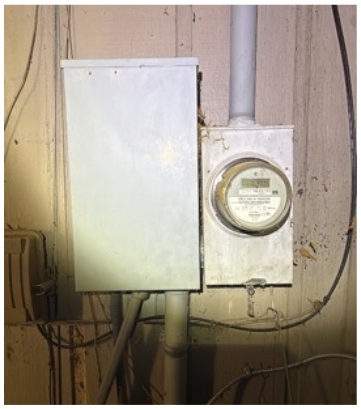
MAIN BREAKER SIZE: 200 Amp

AFCI/GFCI: Not Present

BREAKERS: Copper, Aluminum

BONDED PANEL: Bonded

MEDIA:

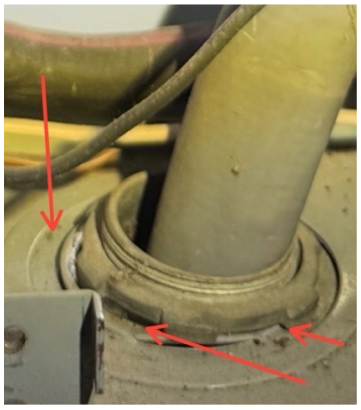
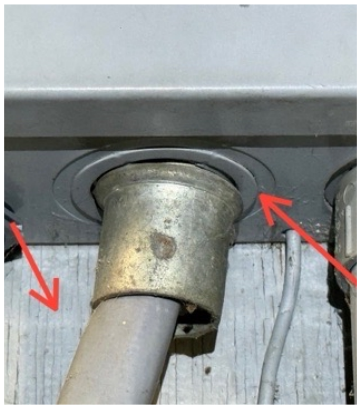



COMMENTS:

Safety

Service line into panel has no strain relief and loose hub

The service line into the main panel lacks strain relief, and the hub is loose. This could lead to wire damage or connectivity issues. Recommend engaging a licensed electrician to secure the hub and install appropriate strain relief to ensure safety and compliance.

Safety

Data sheet missing

The data sheet for the electrical main panel is missing, which may hinder identification of specific panel specifications and ratings. I recommend consulting a licensed electrician to verify the panel's capacity and ensure it meets current safety standards.

Inspected

Open knockout hole. Insert blank to cover opening.

9.3 SUB PANEL

DESCRIPTION: Siemens

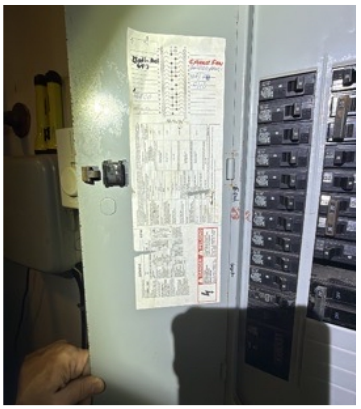
CAPACTITY: 200 amps

AFCI/GFCI: Not present

BREAKERS: Copper, Aluminum

MEDIA:






COMMENTS:

Safety

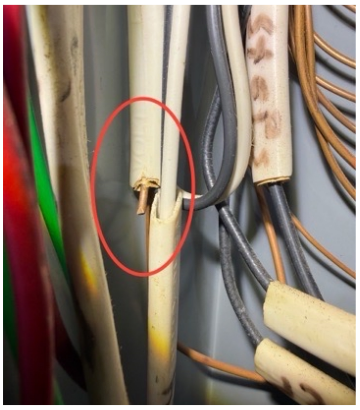
Mismatched breakers

The sub panel contains mismatched breakers, which may not be compatible with the panel's make and model. This can lead to potential safety hazards or operational issues. Recommend evaluation and correction by a licensed electrician to ensure safety and compliance with current electrical standards.

Safety

Exposed neutral thats cut

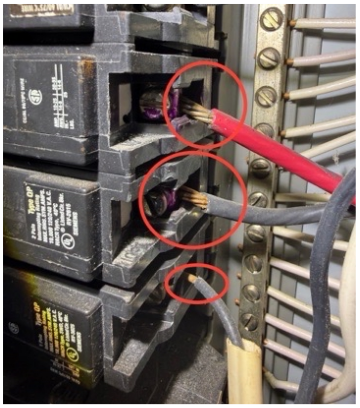
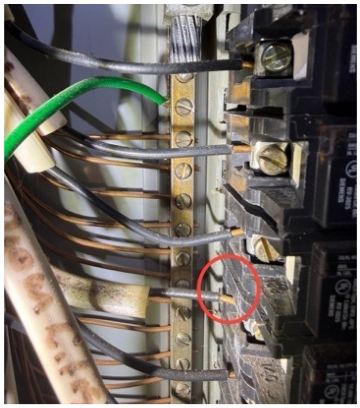
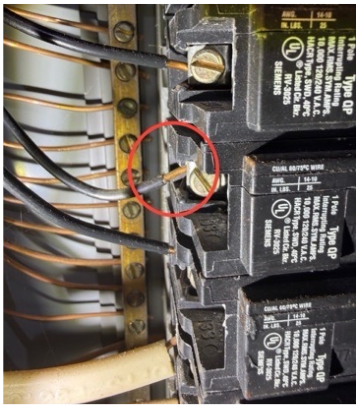
Observed an exposed and cut neutral wire in the electrical subpanel. This poses a safety hazard and may lead to electrical malfunctions. Recommend immediate evaluation and repair by a licensed electrician to ensure proper functionality and safety.



Safety

Too much sheathing cut off

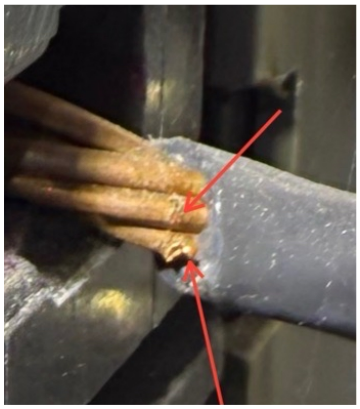
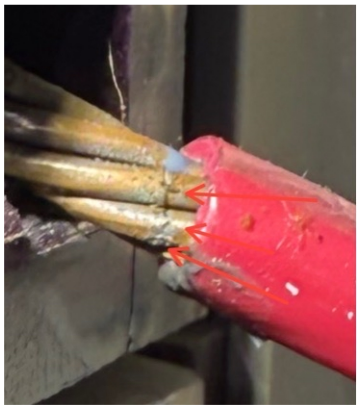
The electrical sub panel has excessive sheathing removed from the wiring, which may expose conductors and present a safety hazard. Recommend evaluation and correction by a licensed electrician to ensure all wiring complies with safety standards.

Safety

Damaged wires

During the inspection of the electrical sub-panel, damaged wires were observed. This poses a potential safety hazard and may lead to electrical malfunctions. It is recommended to have a licensed electrician assess and repair the damaged wiring to ensure safety and compliance with local electrical codes.

9.4 OUTLETS

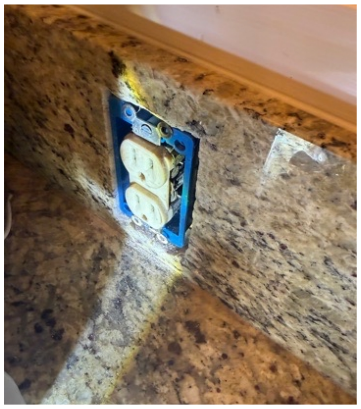
DESCRIPTION: One or more not GFCI/AFCI protected

COMMENTS:

Safety

One or more outlets missing a cover

One or more electrical outlets are missing a cover, posing a safety risk by exposing wiring. It is recommended to install proper covers to prevent electrical hazards and ensure compliance with safety standards.


Master bath

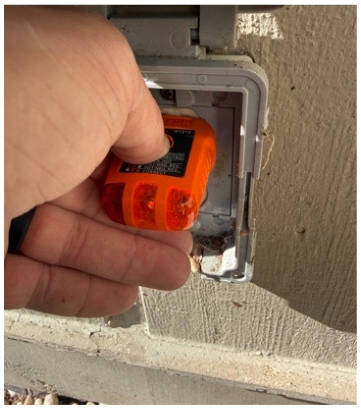

Crawlspace


Workshop

Safety

One or more outlets not GFCI protected

It was observed that one or more outlets are not GFCI protected, which is essential for safety, particularly in areas exposed to moisture. It is recommended to upgrade these outlets to GFCI to enhance safety and comply with current electrical standards. Consult a licensed electrician for assessment and installation.



Safety

One or more outlets miswired

One or more electrical outlets were found to be miswired. This can lead to electrical hazards, including potential shock or fire risks. Recommend having a licensed electrician evaluate and correct the wiring to ensure safety and compliance with current electrical codes.


Open ground exterior

Open ground bonus room above pool

9.5 OTHER ELECTRICAL

COMMENTS:

Safety

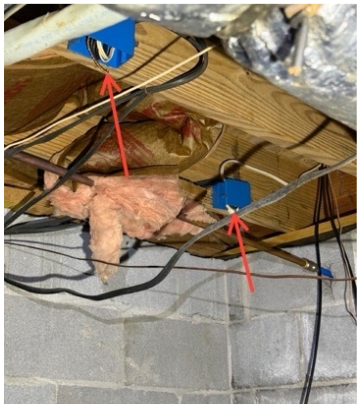
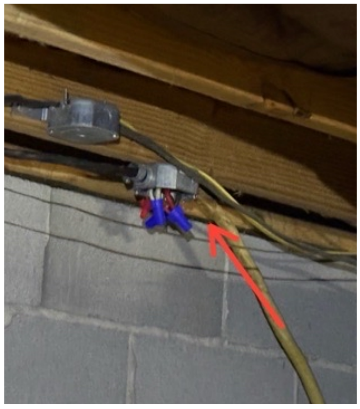
Exposed wiring

Exposed wiring was observed during the inspection, posing a safety hazard. It is recommended to have a licensed electrician assess and properly secure the wiring to prevent potential electrical shock or fire risks.


Safety

Exposed wiring

Exposed wiring was observed, which poses a safety hazard. It is recommended to have a licensed electrician evaluate and properly secure or enclose the wiring to ensure compliance with safety standards.



10. Fireplace/Wood stove

10.1 TYPE

DESCRIPTION: Wood burning

MEDIA:

COMMENTS:

Safety

Recommend cleaning and inspection prior to use



Creosote buildup

10.2 FIREPLACE/CONSTRUCTION

DESCRIPTION: Stone

10.3 DAMPER/FLUE

DESCRIPTION: Metal

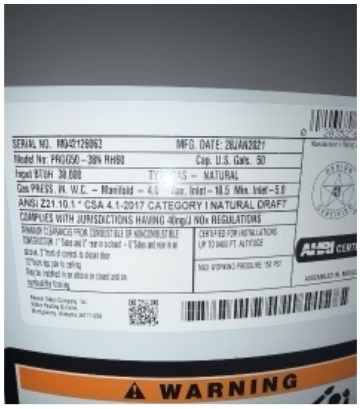
MEDIA:

11. Water Heater/s

11.1 STATUS

DESCRIPTION: Functional

MEDIA:



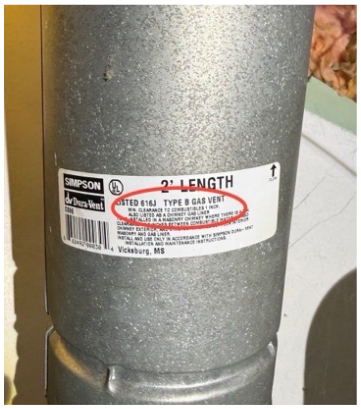
2021 manufactured year

COMMENTS:

Safety

Flu vent pipe too close to combustible

The flu vent pipe is too close to combustible materials, posing a fire hazard. It is recommended to have a qualified technician relocate or shield the vent to ensure safety and compliance with local building codes.



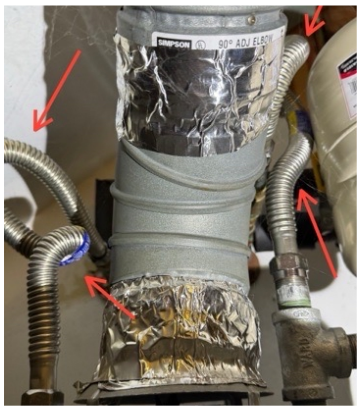
Too close to wiring. Could heat up sheathing

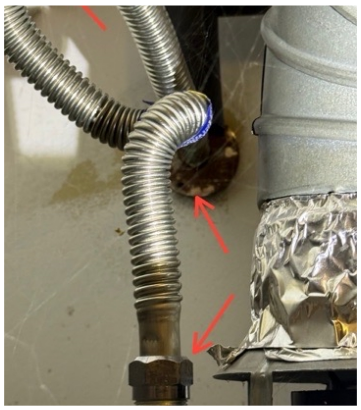
Less than 1”

Inspected

Water flex connectors excessive bending/stress

The water heater's flex connectors show excessive bending, which can lead to premature wear or leaks. Recommend having a licensed plumber evaluate and reposition the connectors to ensure proper alignment and reduce stress.





11.2 MANUFACTURER

DESCRIPTION: Rheem, Whirlpool

11.3 TYPE

DESCRIPTION: Tank

11.4 FUEL/POWER SOURCE

DESCRIPTION: Natural Gas

11.5 CAPACITY

DESCRIPTION: 50 Gal, 40 Gal, 52 Gal

11.6 TPR VALVE/EXTENSION

DESCRIPTION: Not within standards

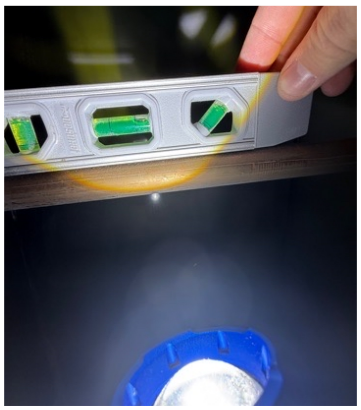
MEDIA:

COMMENTS:

Not Functioning Properly, Requires Further Evaluation | Inspected

Extension has negative slope

The TPR valve extension on the water heater is improperly sloped, which may hinder proper drainage and safety function. Recommend adjusting the extension to have a downward slope to ensure effective pressure relief. Consult a qualified plumber for correction.



Not Functioning Properly, Requires Further Evaluation | Inspected

Termination end not in the same room

The TPR valve extension terminates outside the same room as the water heater. It's recommended to have a licensed plumber assess and correct the termination to ensure safety and compliance with local building codes.

Should be to the floor and no more than 4" from the ground

Inspected

Improper extension material

The water heater's TPR valve extension is made from improper material, which may compromise its function and safety. Recommend consulting a licensed plumber to replace it with a material approved by local codes to ensure proper operation.

Material should be rigid

11.7 EXPANSION TANK

DESCRIPTION: Not within standards

MEDIA:

COMMENTS:

Inspected

Expansion tank not supported

The expansion tank for the water heater is not properly supported. This can lead to potential strain on the plumbing connections, increasing the risk of leaks or damage. It is recommended to have a qualified plumber install proper support to ensure the expansion tank is securely held in place, reducing stress on the piping and ensuring system longevity.

12. Plumbing

Water quality or hazardous materials (lead) testing is available from local testing labs and is not included in this inspection. All underground piping related to water supply, waste, or sprinkler use is excluded from this inspection. A visual inspection cannot detect leakage or corrosion in underground piping, nor can it detect mineral buildup that may gradually restrict the inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good, high-water pressure is not. Therefore, a regulator is recommended

whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, particularly in one with older galvanized pipes or in which the regulator fails, leading to high pressure that stresses washers and diaphragms within various components. Waste and drainpipe condition is usually directly related to their age. Older ones are subject to decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, though some rare batches have been alleged to be defective. Older homes with galvanized or cast-iron supply or waste lines can be obstructed and barely work during an inspection, but later fail under heavy use. If the water is turned off or not used for extended periods (such as in a vacant house awaiting closing), rust or deposits within the piping can further clog the system. However, since significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. We do not test the water main shut-off valve, the shut-off valve under sinks, or the shut-off valve behind toilets. Turning the valves may cause them to leak, resulting in property damage. Shut-off valves are not turned, tested, or operated.

12.1 MAIN WATER SHUTOFF

DESCRIPTION: Crawlspace

MEDIA:

12.2 REGULATOR

DESCRIPTION: Unable to locate

12.3 SERVICE LINE

DESCRIPTION: Copper

12.4 DRAIN PIPES

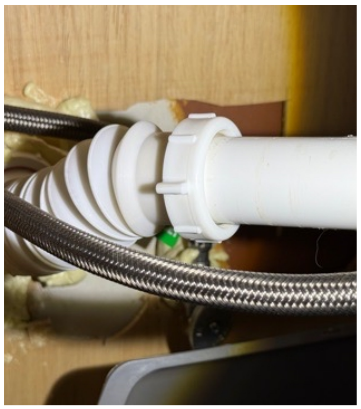
DESCRIPTION: PVC

COMMENTS:

Inspected

Sink drain pipe is using flex corrugated

The sink drain pipe is using flexible corrugated pipe, which is not recommended for permanent plumbing installations due to its tendency to clog and restrict water flow. Recommend replacing with smooth, rigid piping for improved performance and compliance with plumbing standards.



Hall full bath

Not Functioning Properly, Requires Further Evaluation

Improper end cap

An improper end cap was observed on the plumbing drain pipe, which could lead to leaks or contamination. Recommend having a licensed plumber assess and replace the end cap with the appropriate fitting to ensure proper sealing and function.

Duct tape is a no go

12.5 WATER LINES

DESCRIPTION: Copper

12.6 FAUCETS/FIXTURES

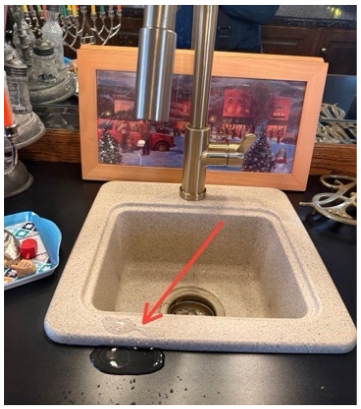
DESCRIPTION: Operational, One or More Leaking

COMMENTS:

Not Functioning Properly, Requires Further Evaluation

Faucet water terminates partly outside the sink

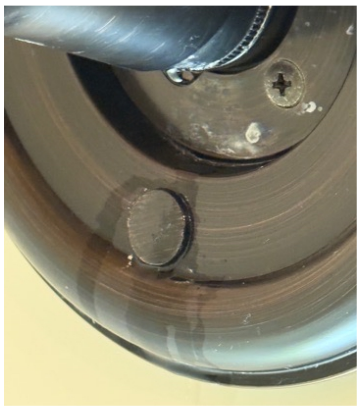
The faucet's water flow partially extends outside the sink area, which may lead to water damage on surrounding surfaces. Recommend repositioning or replacing the faucet to ensure proper alignment and water containment.



Inspected

Leaking faucet

During the inspection, a leak was observed in the faucet. It is recommended to have a licensed plumber assess and repair the issue to prevent potential water damage and increased utility costs. Consider replacing worn washers or components to ensure optimal performance.



Shower in pool bathroom

Inspected

Caulk around faucet/fixture

Caulking is present around the faucet/fixture, helping to prevent water intrusion. Ensure caulking is intact and regularly maintained to avoid moisture-related issues. Reapply as needed if signs of cracking or wear appear.

Basement bathroom

Safety

Water temperature above 120 degrees

The water temperature at the faucets was measured above 120 degrees Fahrenheit, which poses a risk of scalding. It is recommended to adjust the water heater thermostat to a maximum of 120 degrees to ensure safety and prevent burns. Consider consulting a licensed plumber to make the necessary adjustments and to verify that the temperature is maintained at a safe level. Regular checks are advised to ensure continued safety.

Max temp should be 120 degrees

12.7 DRAINS

DESCRIPTION: Proper Drainage

12.8 TOILETS

DESCRIPTION: Functional

COMMENTS:

Inspected

Spacing from center of toilet to side is insufficiant

The spacing from the center of the toilet to the side wall is insufficient, which may lead to accessibility issues. It is recommended to consult with a licensed contractor to adjust the toilet installation or layout to meet standard spacing requirements for comfort and compliance.

Location - Basement, Bathroom

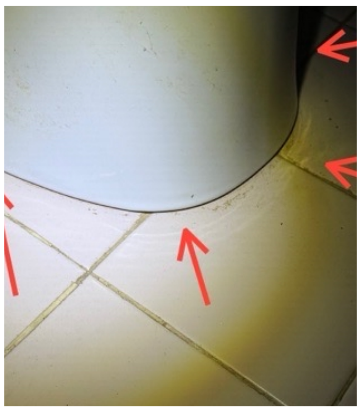
Not 15”

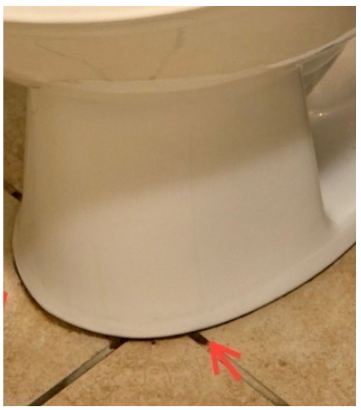
Not 15”

Inspected

Caulk missing/deteriorating around toilet base

Caulking around the toilet base is missing or deteriorating, which can lead to moisture issues and potential damage to flooring. Recommend re-caulking to ensure a proper seal and prevent water intrusion.





12.9 CAULKING/GROUT

DESCRIPTION: Deteriorated/Cracking, Missing/Gaps Present, Recommend Repair/Re-Caulking

COMMENTS:

Not Functioning Properly, Requires Further Evaluation

Missing/Deteriorating caulk around shower/tub

Caulking around the shower/tub is missing or deteriorating, which can allow water infiltration and cause damage. Recommend re-caulking to prevent future leaks and maintain the integrity of the area.

Master bath

1st floor full bath

1st floor full bath

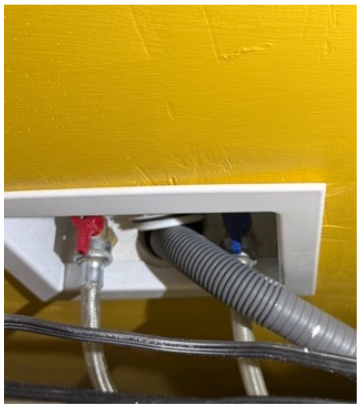
1st floor full bath

Basement bath

12.10 WASHER HOSE BIB

DESCRIPTION: Ball Valve

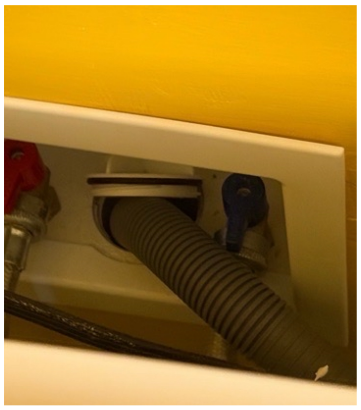
MEDIA:



12.11 WASHER DRAIN

DESCRIPTION: Wall Mounted

MEDIA:



12.12 DRYER VENT

DESCRIPTION: Vents to Exterior

MEDIA:

COMMENTS:

Inspected

Caulk around vent missing

The caulk around the dryer vent is missing, which could lead to moisture intrusion or pest entry. Recommend reapplying an outdoor-grade caulk to ensure a proper seal and prevent potential issues.

Safety

Recommend cleaning

The dryer vent shows signs of lint buildup and should be cleaned to ensure proper airflow and reduce the risk of fire. It is recommended to schedule a professional cleaning service or clean the vent yourself at least once a year.

12.13 WATER PRESSURE

DESCRIPTION: Within standards

INFORMATION:

80psi is the max within standard.

MEDIA:

13. Appliances

Appliances are tested for basic functions; not every setting/option is tested. Ice makers are explicitly not tested during the inspection. Dishwashers are tested in the "normal cycle when applicable.

13.1 DISPOSAL

DESCRIPTION: Operational

MEDIA:


13.2 DISHWASHER

DESCRIPTION: Maytag

OPERATION: Operational

MEDIA:

13.3 RANGE/OVEN

DESCRIPTION: Kenmore, GE-Monogram

FUEL SOURCE: Natural Gas, Electric

OPERATION: Operational

MEDIA:




COMMENTS:

Range knobs are loose

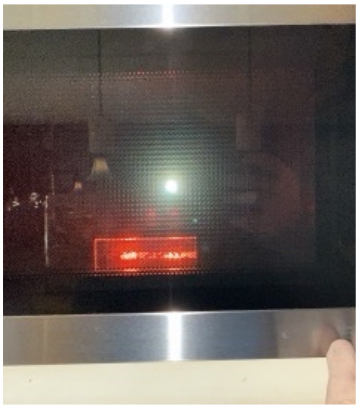
13.4 MICROWAVE

DESCRIPTION: LG

OPERATION: Operational

TYPE: Built in

MEDIA:




13.5 REFRIGERATOR

DESCRIPTION: Kenmore

OPERATION: Operational

MEDIA:

13.6 RANGE VENTILATION

DESCRIPTION: Operational

MEDIA:



13.7 HEAT DETECTOR

DESCRIPTION: No heat detector present

14. Attic

In accordance with our industry standards, we do not attempt to enter attics that have less than 36 inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous; in such cases, we would inspect them as best we can from the access point. Regarding evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

14.1 ATTIC ACCESS

DESCRIPTION: Hatch

14.2 ROOF FRAMING

DESCRIPTION: Truss, Rafter, 2 x 4, 2 x 6

14.3 INSULATION

DESCRIPTION: Blown in, Cellulose

DEPTH: 8 inches, 6 inches, 4 inches

COMMENTS:

Inspected

Recommend additional insulation be installed

14.4 VENTILATION

DESCRIPTION: Ridge

15. Garage

15.1 TYPE

DESCRIPTION: Attached

MEDIA:

COMMENTS:

Safety

Steps to inside are not level

The steps leading from the garage to the interior are not level, which may pose a safety hazard. I recommend having a qualified contractor assess and correct the steps to ensure they are even and secure.

Safety

Emergency release missing

The garage door is missing an emergency release mechanism, which is essential for safety during power outages or mechanical failure. Recommend installing a manual release to ensure safe and quick access in emergencies.

15.2 GARAGE DOORS

DESCRIPTION: Insulated aluminum

COMMENTS:

Not Functioning Properly, Requires Further Evaluation | Inspected

Weather seal(s) loose or damaged

15.3 DOOR OPENER

DESCRIPTION: Legacy

MEDIA:

15.4 FLOOR/FOUNDATION

DESCRIPTION: Poured slab

COMMENTS:

Inspected

Minor floor crack(s)

16. Crawl Space

16.1 METHOD OF INSPECTION

DESCRIPTION: In the crawl space

ACCESS: Door

COMMENTS:

Inspected

Water intrusion around wall and on ground

Water intrusion was observed on the walls and ground in the crawl space, indicating potential drainage or plumbing issues. Recommend further evaluation by a licensed contractor to identify the source and implement corrective measures to prevent damage and ensure structural integrity.

Safety

Evidence of possible mold

Evidence of possible mold was observed in the crawl space. Recommend further evaluation and remediation by a qualified mold remediation specialist to address the issue and prevent potential health concerns and structural damage. Ensure proper ventilation and moisture control going forward.

Summary

HOME INSPECTION REPORT

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

Inspected
The component or system was visually inspected and, when possible, operated using normal controls. It appeared to be functioning as intended at the time of inspection, unless otherwise noted in this report.

Not Functioning Properly, Requires Further Evaluation
The component or system was present but did not operate as intended or appeared to be malfunctioning. Further evaluation and appropriate repairs or replacement by a qualified professional are recommended before closing.

Safety
A condition that poses a potential risk of injury, fire, shock, or other safety hazard. These items should be repaired, replaced, or further evaluated by a qualified professional as soon as possible.

Not Inspected
The component or system was not inspected due to inaccessibility, safety concerns, utility shutoff, item not present, or because it was beyond the scope of the inspection at the time of service.

3. Grounds

3.2 WALKS

COMMENTS:

Safety

Walkways slippery, uneven, and/or unlevel

The walkways are observed to be slippery, uneven, and/or unlevel. It is recommended to address these issues to prevent potential tripping hazards. Consider resurfacing or leveling the walkways and applying a non-slip coating for improved safety.

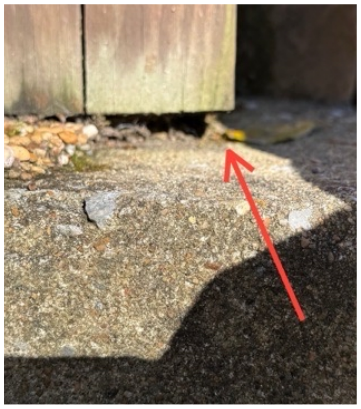

3.3 STEPS/STOOPS

COMMENTS:

Safety

Handrail loose

The handrail on the steps/stoop is loose and may pose a safety hazard. Recommend securing or replacing the handrail promptly to ensure stability and prevent potential injuries. Please consult a qualified contractor for repairs.




3.5 FENCES/RETAINING WALLS

COMMENTS:

Inspected

Retaining wall seperating from home

The retaining wall is observed to be separating from the home. This may compromise both the wall's structural integrity and the surrounding soil stability. It is recommended to consult with a structural engineer or qualified contractor to assess the situation and perform necessary repairs.


3.6 DECK/BALCONY

COMMENTS:

Safety

No balusters for the handrails on steps

The steps lack balusters on the handrails, which is a safety concern, especially for children and pets. It is recommended to have balusters installed to meet safety standards and ensure proper protection. Consult a qualified contractor for installation.

4. Roof

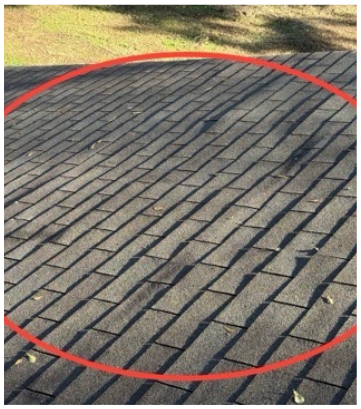
4.1 TYPE

COMMENTS:

Inspected

Uneven roof surfaces/shingle irregularities

The roof covering exhibited visible waviness, localized dipping, and areas of shingle lift. These conditions are commonly associated with uneven or deteriorated roof decking, structural deflection, or improper installation. Lifted shingles may be more susceptible to wind damage and water intrusion. Further evaluation by a qualified roofing contractor is recommended to assess the roof decking and underlying structure and to make necessary repairs.



Inspected

Skylight water intrusion/deteriorating caulk

One or more sky lights have deteriorating caulking around the seals and water intrusion on the interior frame.



4.3 DOWNSPOUTS/LEADERS/EXTENSIONS

COMMENTS:

Not Functioning Properly, Requires Further Evaluation

Missing splashblock/extension

Observed missing splashblock/extension at the downspout. Recommend installing a splashblock or extension to ensure proper water diversion away from the foundation and prevent potential water damage.




4.6 PLUMBING VENTS

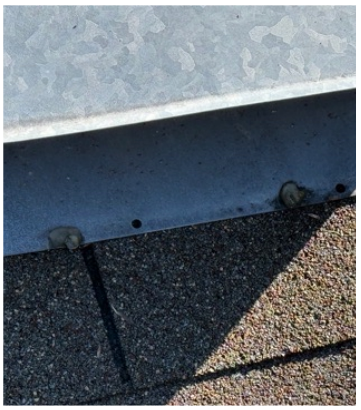
COMMENTS:

Inspected

Fasteners have missing/deteriorating caulk

The roof plumbing vent fasteners have missing or deteriorating caulk, which could lead to potential water intrusion. Recommend resealing these areas with appropriate caulk to ensure proper weatherproofing and prevent leaks. Consult a qualified roofing professional for repairs.





4.7 CHIMNEY

COMMENTS:

Inspected

Chimney crown has crack/s

Observed cracks in the chimney crown, which can lead to water intrusion and further damage. Recommend having a qualified mason assess the situation and perform necessary repairs to prevent potential deterioration.

Inspected

Rusted chimney cap

The chimney cap is rusted, which may lead to impaired functionality and potential water infiltration. Recommend contacting a qualified chimney specialist to assess the condition and replace the cap as necessary to prevent further deterioration and ensure proper operation.

5. Exterior

5.1 TYPE

COMMENTS:

Inspected

Mortar missing/deteriorating/stone seperation

I observed areas where the mortar is missing or deteriorating, leading to stone separation. This condition can allow moisture intrusion and structural issues over time. I recommend consulting a professional mason to assess the damage and perform the necessary repairs to prevent further deterioration.

Inspected

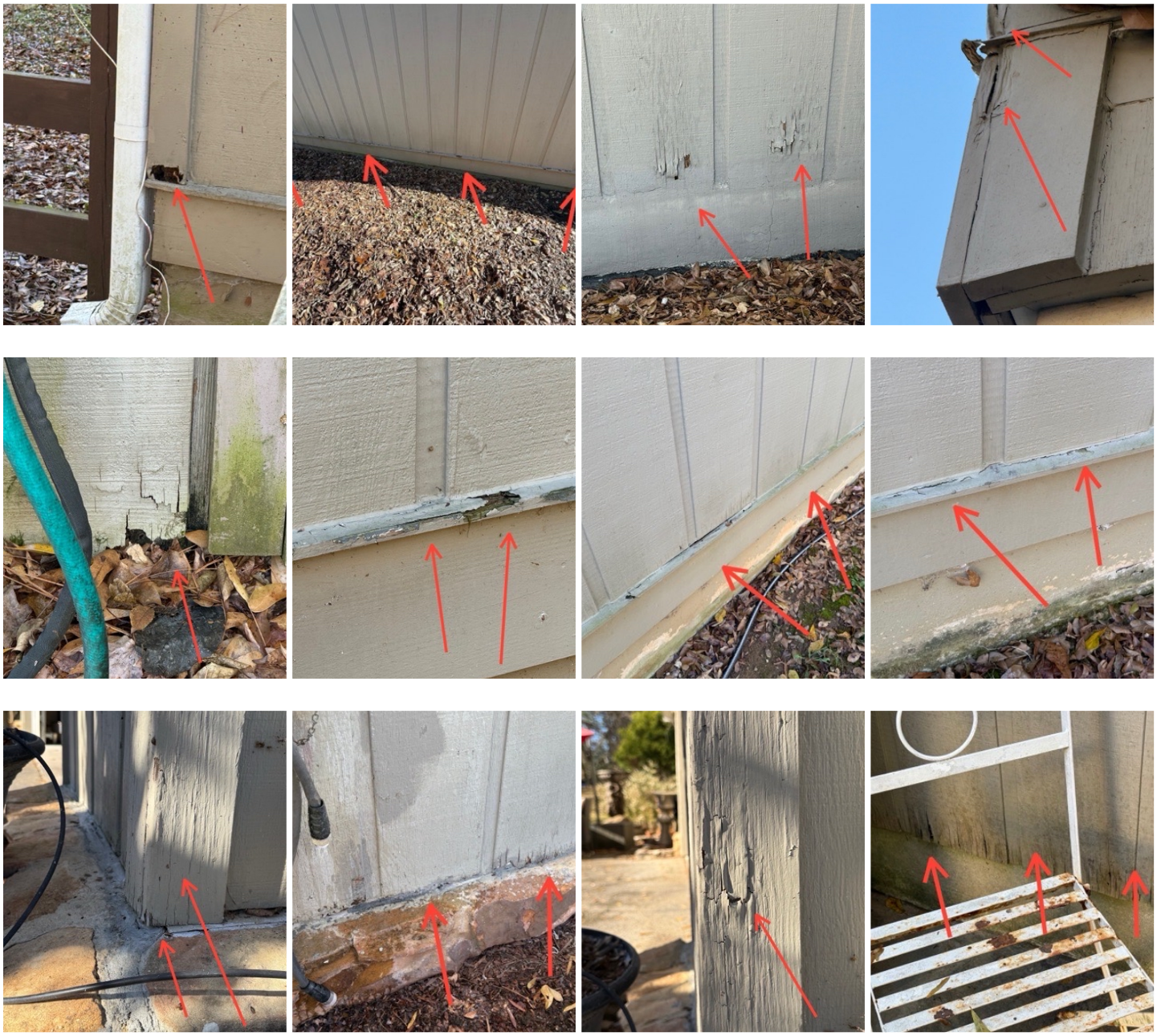
Exterior Surface Cracking and Damage

The exterior surface shows signs of cracking, spalling, and peeling paint, with visible holes and potential water damage at the base.

Inspected

Rot noticed

Rot was observed on the exterior, which may compromise structural integrity and aesthetics. Recommend further evaluation by a licensed contractor to assess the extent of the damage and proceed with necessary repairs to prevent further deterioration.



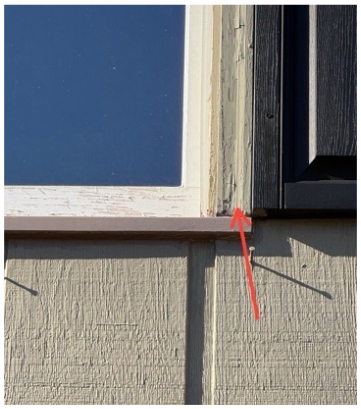
5.2 WINDOW/S

COMMENTS:

Inspected

Some rot around windows

Noticed rot around some exterior windows. Recommend a professional evaluation to assess the extent of the damage. Repair or replacement may be necessary to prevent further deterioration and maintain energy efficiency. Regular maintenance is advised to avoid recurrence.


5.3 HOSE BIBS

COMMENTS:

Inspected

Caulk around gap of hose bib

The hose bib has been caulked to seal the gap, which helps prevent water intrusion and potential damage. Regularly check the caulking for deterioration and reapply as necessary to maintain an effective seal.

Not Functioning Properly, Requires Further Evaluation

Not secure to home

Hose bib is not securely attached to the home.

6. Interior

6.1 FLOORS

COMMENTS:

Inspected

Cracked bathroom floor tile

Observed a cracked bathroom floor tile. Recommend replacing the damaged tile to prevent water infiltration and potential subfloor damage. Consider consulting a professional for precise repair.

6.2 WALLS/CEILINGS

COMMENTS:

Inspected

Cracks on walls, around windows, supports

Cracks observed on interior walls and around windows/supports may indicate settling or structural issues. Recommend consulting a structural engineer for further evaluation and necessary repairs to ensure structural integrity.

7. Structure

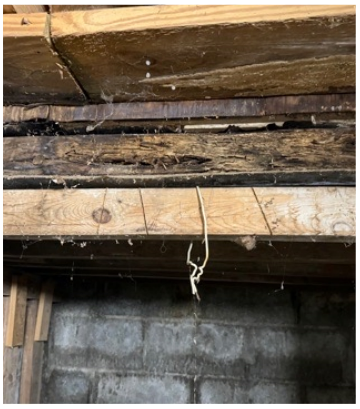
7.1 TYPE

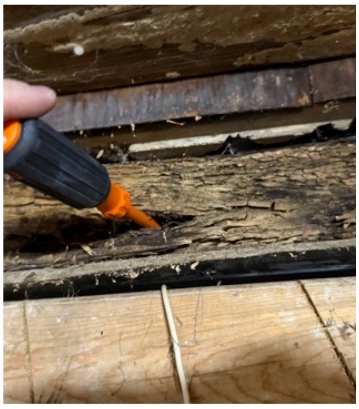
COMMENTS:

Safety

Rot/Damage

During inspection, rot/damage was observed in the structure. It is recommended to engage a licensed contractor to assess the extent of the damage and make necessary repairs to prevent further deterioration and ensure structural integrity.





7.3 BEAMS

COMMENTS:

Inspected

Support beam movement

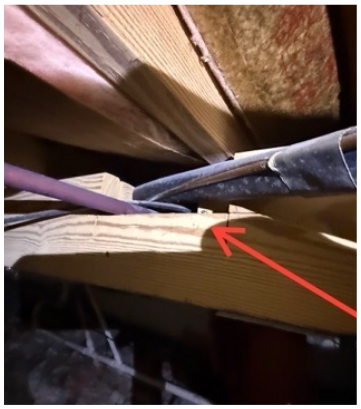
A linear crack was observed in the ceiling finish. The cracking appears consistent with movement along a structural support line. Notably, alterations and notching were observed at a support beam in the crawlspace below this area. While the exact cause cannot be confirmed without further evaluation, the observed conditions may indicate structural movement. Evaluation by a qualified structural professional is recommended prior to repairs.



Safety

Beam has notches, cuts along edge

The beam exhibits notches and cuts along its edge, which could compromise its structural integrity. Recommend evaluation by a structural engineer to assess necessary repairs or reinforcements to ensure safety and compliance with building codes.



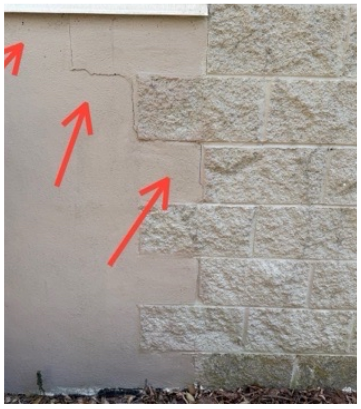
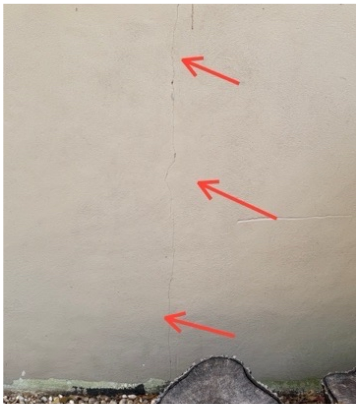
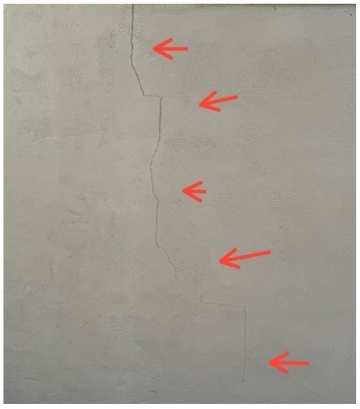
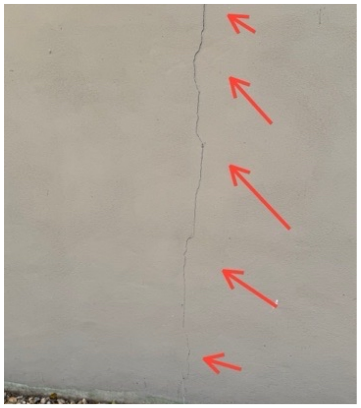

7.4 BEARING WALLS

COMMENTS:

Inspected

Movement/cracking/step cracking in block bearing wall

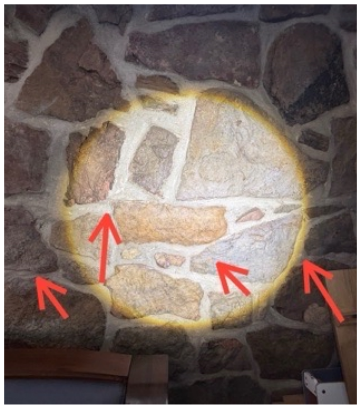
Observed movement and step cracking in the block bearing wall, indicating potential structural issues. Recommend consulting a structural engineer for a detailed assessment and to determine necessary repairs to ensure structural integrity.


Courtyard

Inspected

Recommend that a qualified contractor evaluate and estimate repairs



7.5 PIERS/POSTS

COMMENTS:

Safety

Supports not fastened to beam

The structure piers/posts are not fastened to the beam. This may lead to shifting or instability. Recommend securing them promptly to ensure structural integrity and safety. Consult a licensed contractor for proper fastening methods.


Not Functioning Properly, Requires Further Evaluation

One or more steel support not plum and not secured

One or more steel support posts were observed to be not plumb and not adequately secured. It's recommended to engage a qualified contractor to evaluate and correct the alignment and secure the supports to ensure structural stability and safety.


8. HVAC

8.2 HEATING SYSTEM

COMMENTS:

Not Functioning Properly, Requires Further Evaluation

Condensate line should have downward slope and not a dip

The condensate line was observed to have an improper dip instead of a continuous downward slope. This can lead to water accumulation and potential blockage. It is recommended to have a qualified HVAC technician evaluate and adjust the line to ensure proper drainage.

8.3 COOLING SYSTEM

COMMENTS:

Inspected

Unit is unlevel

The HVAC cooling unit is not level, which can lead to operational inefficiencies and potential damage. It is recommended to consult a qualified HVAC technician to properly level the unit to ensure optimal performance and longevity.

Very minor but keep an eye on it.

8.5 CONDENSATE REMOVAL

COMMENTS:

Inspected

Extend condensate pipe away from unit/foundation

The condensate pipe currently discharges too close to the unit/foundation. It is recommended to extend the pipe to redirect the flow away from these areas to prevent potential

water damage or foundation issues. Consider consulting a professional for proper modification.


9. Electrical

9.1 SERVICE ENTRANCE

COMMENTS:

Inspected

Service mast fasteners have missing/deteriorating caulk

The service mast fasteners have missing or deteriorating caulk, which could lead to water infiltration. Recommend re-caulking these areas to prevent potential damage and ensure weatherproofing. Consult a qualified electrician for repairs.

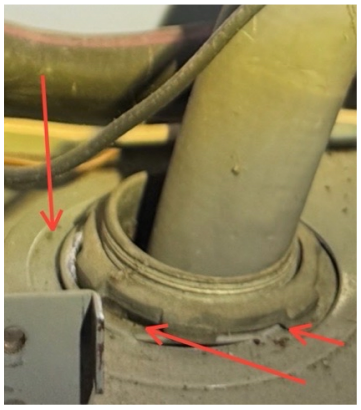
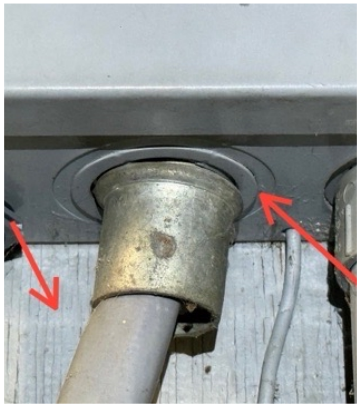
9.2 MAIN PANEL

COMMENTS:

Safety

Service line into panel has no strain relief and loose hub

The service line into the main panel lacks strain relief, and the hub is loose. This could lead to wire damage or connectivity issues. Recommend engaging a licensed electrician to secure the hub and install appropriate strain relief to ensure safety and compliance.

Safety

Data sheet missing

The data sheet for the electrical main panel is missing, which may hinder identification of specific panel specifications and ratings. I recommend consulting a licensed electrician to verify the panel's capacity and ensure it meets current safety standards.

Inspected

Open knockout hole. Insert blank to cover opening.

9.3 SUB PANEL

COMMENTS:

Safety

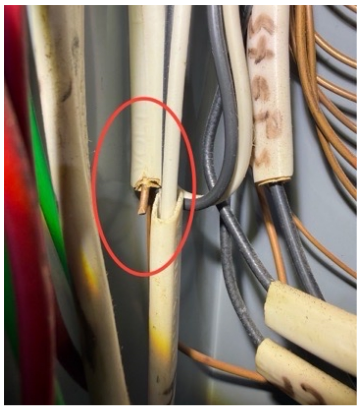
Mismatched breakers

The sub panel contains mismatched breakers, which may not be compatible with the panel's make and model. This can lead to potential safety hazards or operational issues. Recommend evaluation and correction by a licensed electrician to ensure safety and compliance with current electrical standards.

Safety

Exposed neutral thats cut

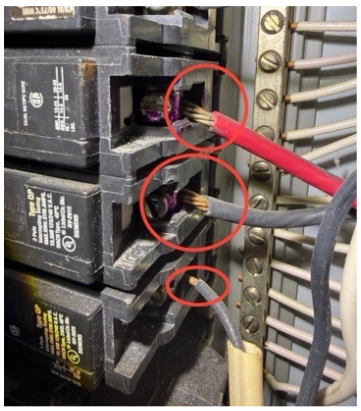
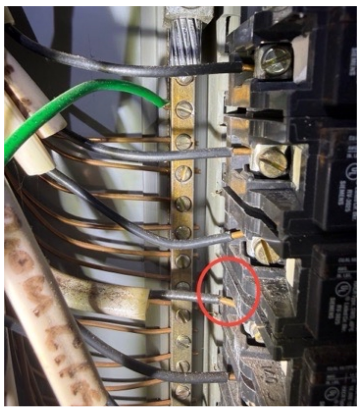
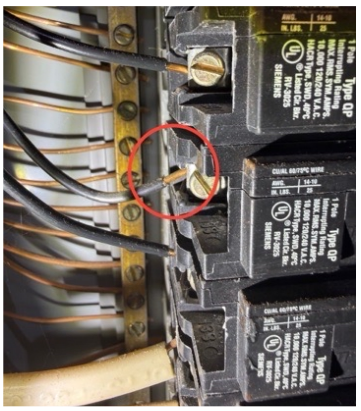
Observed an exposed and cut neutral wire in the electrical subpanel. This poses a safety hazard and may lead to electrical malfunctions. Recommend immediate evaluation and repair by a licensed electrician to ensure proper functionality and safety.



Safety

Too much sheathing cut off

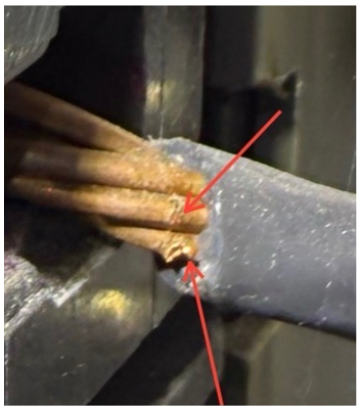
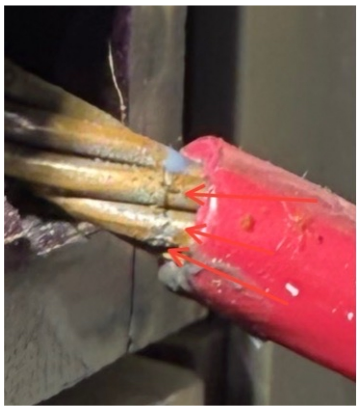
The electrical sub panel has excessive sheathing removed from the wiring, which may expose conductors and present a safety hazard. Recommend evaluation and correction by a licensed electrician to ensure all wiring complies with safety standards.

Safety

Damaged wires

During the inspection of the electrical sub-panel, damaged wires were observed. This poses a potential safety hazard and may lead to electrical malfunctions. It is recommended to have a licensed electrician assess and repair the damaged wiring to ensure safety and compliance with local electrical codes.

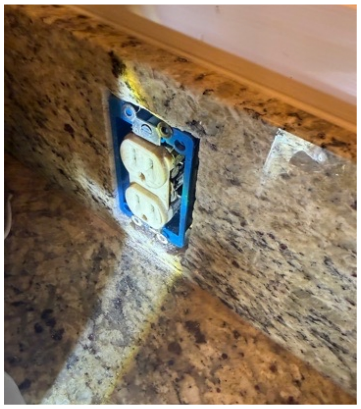
9.4 OUTLETS

COMMENTS:

Safety

One or more outlets missing a cover

One or more electrical outlets are missing a cover, posing a safety risk by exposing wiring. It is recommended to install proper covers to prevent electrical hazards and ensure compliance with safety standards.


Master bath


Crawlspace

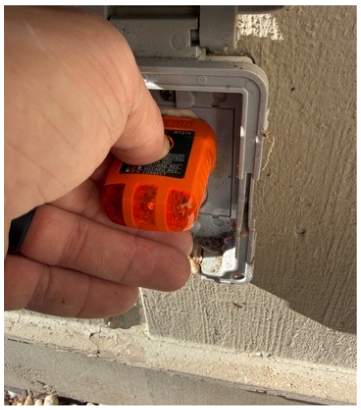

Workshop

Safety

One or more outlets not GFCI protected

It was observed that one or more outlets are not GFCI protected, which is essential for safety, particularly in areas exposed to moisture. It is recommended to upgrade these outlets

to GFCI to enhance safety and comply with current electrical standards. Consult a licensed electrician for assessment and installation.



Safety

One or more outlets miswired

One or more electrical outlets were found to be miswired. This can lead to electrical hazards, including potential shock or fire risks. Recommend having a licensed electrician evaluate and correct the wiring to ensure safety and compliance with current electrical codes.


Open ground exterior

Open ground bonus room above pool

9.5 OTHER ELECTRICAL

COMMENTS:

Safety

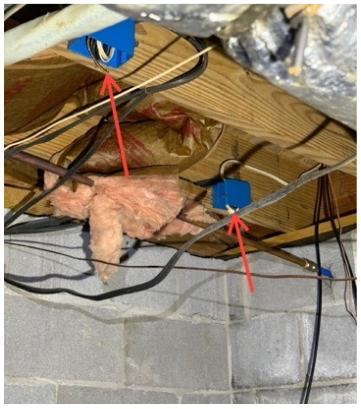
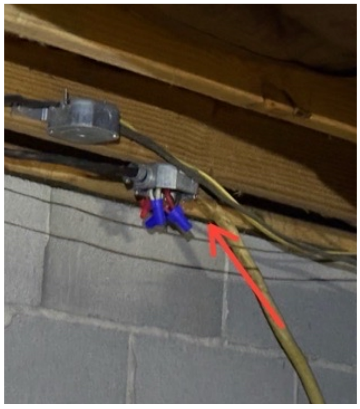
Exposed wiring

Exposed wiring was observed during the inspection, posing a safety hazard. It is recommended to have a licensed electrician assess and properly secure the wiring to prevent potential electrical shock or fire risks.


Safety

Exposed wiring

Exposed wiring was observed, which poses a safety hazard. It is recommended to have a licensed electrician evaluate and properly secure or enclose the wiring to ensure compliance with safety standards.



10. Fireplace/Wood stove

10.1 TYPE

COMMENTS:

Safety

Recommend cleaning and inspection prior to use



Creosote buildup

11. Water Heater/s

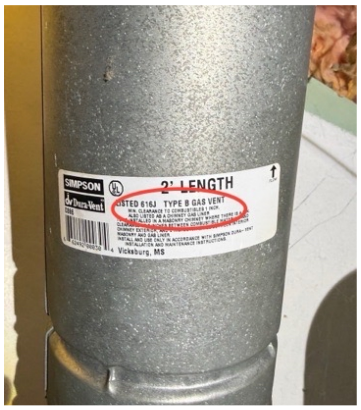
11.1 STATUS

COMMENTS:

Safety

Flu vent pipe too close to combustible

The flu vent pipe is too close to combustible materials, posing a fire hazard. It is recommended to have a qualified technician relocate or shield the vent to ensure safety and compliance with local building codes.



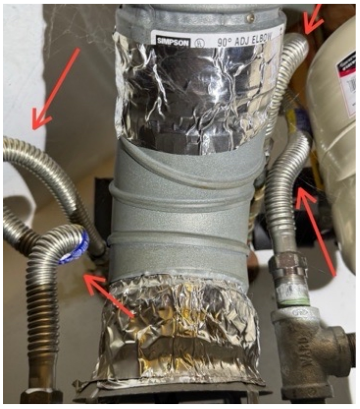
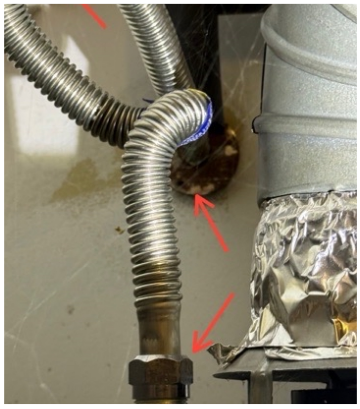

Too close to wiring. Could heat up sheathing

Less than 1”

Inspected

Water flex connectors excessive bending/stress

The water heater's flex connectors show excessive bending, which can lead to premature wear or leaks. Recommend having a licensed plumber evaluate and reposition the connectors to ensure proper alignment and reduce stress.

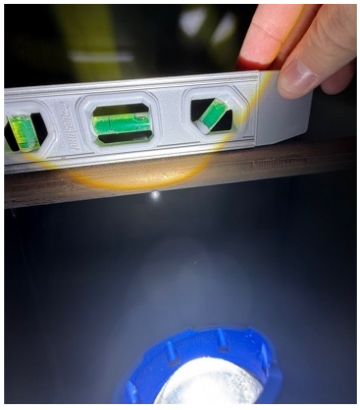
11.6 TPR VALVE/EXTENSION

COMMENTS:

Not Functioning Properly, Requires Further Evaluation | Inspected

Extension has negative slope

The TPR valve extension on the water heater is improperly sloped, which may hinder proper drainage and safety function. Recommend adjusting the extension to have a downward slope to ensure effective pressure relief. Consult a qualified plumber for correction.

Not Functioning Properly, Requires Further Evaluation | Inspected

Termination end not in the same room

The TPR valve extension terminates outside the same room as the water heater. It's recommended to have a licensed plumber assess and correct the termination to ensure safety and compliance with local building codes.

Should be to the floor and no more than 4" from the ground

Inspected

Improper extension material

The water heater's TPR valve extension is made from improper material, which may compromise its function and safety. Recommend consulting a licensed plumber to replace it with a material approved by local codes to ensure proper operation.

Material should be rigid

11.7 EXPANSION TANK

COMMENTS:

Inspected

Expansion tank not supported

The expansion tank for the water heater is not properly supported. This can lead to potential strain on the plumbing connections, increasing the risk of leaks or damage. It is recommended to have a qualified plumber install proper support to ensure the expansion tank is securely held in place, reducing stress on the piping and ensuring system longevity.

12. Plumbing

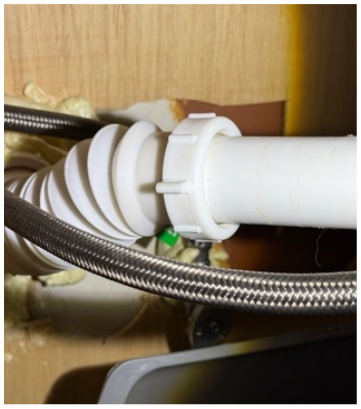
12.4 DRAIN PIPES

COMMENTS:

Inspected

Sink drain pipe is using flex corrugated

The sink drain pipe is using flexible corrugated pipe, which is not recommended for permanent plumbing installations due to its tendency to clog and restrict water flow. Recommend replacing with smooth, rigid piping for improved performance and compliance with plumbing standards.



Hall full bath

Not Functioning Properly, Requires Further Evaluation

Improper end cap

An improper end cap was observed on the plumbing drain pipe, which could lead to leaks or contamination. Recommend having a licensed plumber assess and replace the end cap with the appropriate fitting to ensure proper sealing and function.

Duct tape is a no go

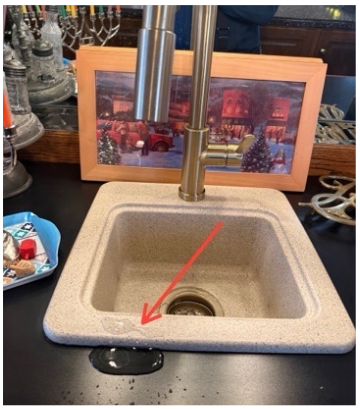
12.6 FAUCETS/FIXTURES

COMMENTS:

Not Functioning Properly, Requires Further Evaluation

Faucet water terminates partly outside the sink

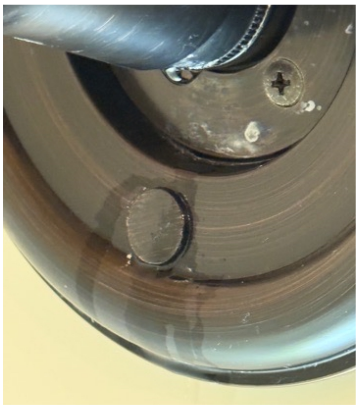
The faucet's water flow partially extends outside the sink area, which may lead to water damage on surrounding surfaces. Recommend repositioning or replacing the faucet to ensure proper alignment and water containment.



Inspected

Leaking faucet

During the inspection, a leak was observed in the faucet. It is recommended to have a licensed plumber assess and repair the issue to prevent potential water damage and increased utility costs. Consider replacing worn washers or components to ensure optimal performance.



Shower in pool bathroom

Inspected

Caulk around faucet/fixture

Caulking is present around the faucet/fixture, helping to prevent water intrusion. Ensure caulking is intact and regularly maintained to avoid moisture-related issues. Reapply as needed if signs of cracking or wear appear.

Basement bathroom

Safety

Water temperature above 120 degrees

The water temperature at the faucets was measured above 120 degrees Fahrenheit, which poses a risk of scalding. It is recommended to adjust the water heater thermostat to a maximum of 120 degrees to ensure safety and prevent burns. Consider consulting a licensed plumber to make the necessary adjustments and to verify that the temperature is maintained at a safe level. Regular checks are advised to ensure continued safety.

Max temp should be 120 degrees

12.8 TOILETS

COMMENTS:

Inspected

Spacing from center of toilet to side is insufficiant

The spacing from the center of the toilet to the side wall is insufficient, which may lead to accessibility issues. It is recommended to consult with a licensed contractor to adjust the toilet installation or layout to meet standard spacing requirements for comfort and compliance.

Location - Basement, Bathroom

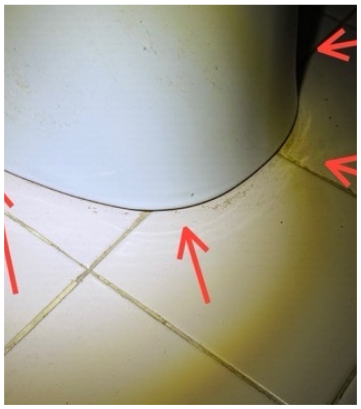
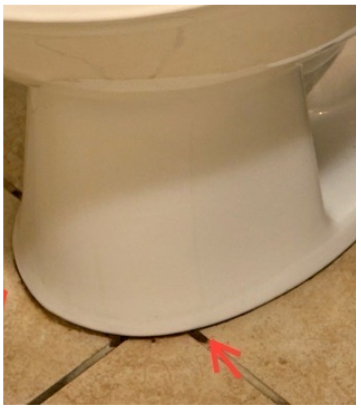
Not 15”

Not 15”

Inspected

Caulk missing/deteriorating around toilet base

Caulking around the toilet base is missing or deteriorating, which can lead to moisture issues and potential damage to flooring. Recommend re-caulking to ensure a proper seal and prevent water intrusion.


12.9 CAULKING/GROUT

COMMENTS:

Not Functioning Properly, Requires Further Evaluation

Missing/Deteriorating caulk around shower/tub

Caulking around the shower/tub is missing or deteriorating, which can allow water infiltration and cause damage. Recommend re-caulking to prevent future leaks and maintain the integrity of the area.


Master bath


1st floor full bath


1st floor full bath


1st floor full bath


Basement bath

12.12 DRYER VENT

COMMENTS:

Inspected

Caulk around vent missing

The caulk around the dryer vent is missing, which could lead to moisture intrusion or pest entry. Recommend reapplying an outdoor-grade caulk to ensure a proper seal and prevent potential issues.

Safety

Recommend cleaning

The dryer vent shows signs of lint buildup and should be cleaned to ensure proper airflow and reduce the risk of fire. It is recommended to schedule a professional cleaning service or clean the vent yourself at least once a year.

14. Attic

14.3 INSULATION

COMMENTS:

Inspected

Recommend additional insulation be installed

15. Garage

15.1 TYPE

COMMENTS:

Safety

Steps to inside are not level

The steps leading from the garage to the interior are not level, which may pose a safety hazard. I recommend having a qualified contractor assess and correct the steps to ensure they are even and secure.

Safety

Emergency release missing

The garage door is missing an emergency release mechanism, which is essential for safety during power outages or mechanical failure. Recommend installing a manual release to ensure safe and quick access in emergencies.

15.2 GARAGE DOORS

COMMENTS:

Not Functioning Properly, Requires Further Evaluation | Inspected

Weather seal(s) loose or damaged

15.4 FLOOR/FOUNDATION

COMMENTS:

Inspected

Minor floor crack(s)


16. Crawl Space

16.1 METHOD OF INSPECTION

COMMENTS:

Inspected

Water intrusion around wall and on ground

Water intrusion was observed on the walls and ground in the crawl space, indicating potential drainage or plumbing issues. Recommend further evaluation by a licensed contractor to identify the source and implement corrective measures to prevent damage and ensure structural integrity.




Safety

Evidence of possible mold

Evidence of possible mold was observed in the crawl space. Recommend further evaluation and remediation by a qualified mold remediation specialist to address the issue and prevent potential health concerns and structural damage. Ensure proper ventilation and moisture control going forward.