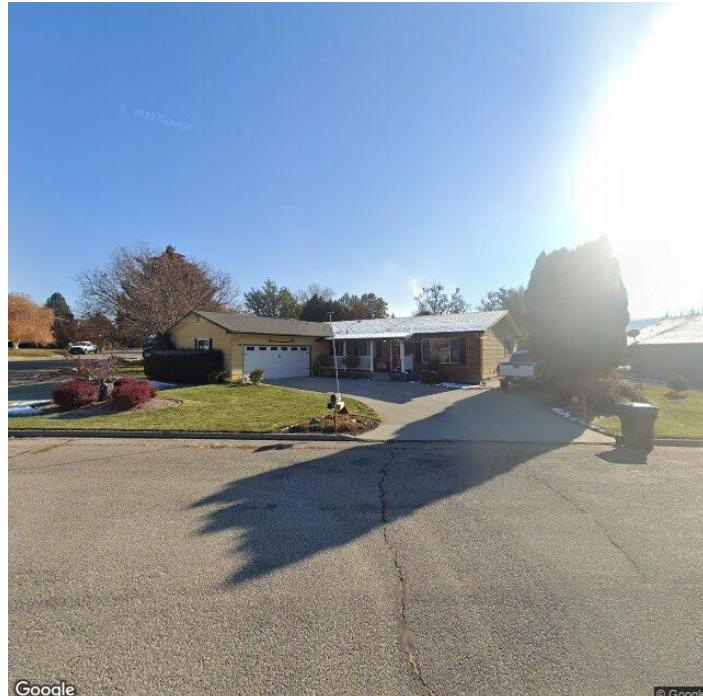


ANDERSON  
PROPERTY  
GROUP,  
INC.

ANDERSON PROPERTY GROUP, INC.

+19862265355

[arden@theandersonpropertygroup.com](mailto:arden@theandersonpropertygroup.com)  
<https://www.theandersonpropertygroup.com>



## RESIDENTIAL REPORT



Inspector  
**Arden Anderson**  
InterNACHI# NACHI23050109  
+19862265355  
[arden@theandersonpropertygroup.com](mailto:arden@theandersonpropertygroup.com)



# TABLE OF CONTENTS

1: Inspection Details	4
2: Roof	5
3: Exterior	9
4: Grounds	12
5: Basement, Foundation, Crawlspace & Structure	13
6: Attic, Insulation & Ventilation	18
7: Fire & Life Safety	20
8: Garage	21
9: Heating	23
10: Cooling	26
11: Plumbing	28
12: Electrical	31
13: Bedrooms	34
14: Bathrooms	36
15: Kitchen	38
16: Laundry	41
17: Other Rooms	42
18: Doors, Windows & Interior	43
19: Chimney, Fireplace, or Stove	44

# SUMMARY



16

RECOMMENDATION



1

SAFETY HAZARD

- ⊖ 2.1.1 Roof - Coverings: Damaged (General)
- ⊖ 2.1.2 Roof - Coverings: Tree Debris on Roof
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Debris
- ⊖ 3.2.1 Exterior - Siding, Flashing & Trim: Flashing/Trim Improperly Installed
- ⊖ 3.2.2 Exterior - Siding, Flashing & Trim: Siding deterioration
- ⊖ 5.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Efflorescence
- ⊖ 5.2.2 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: High Moisture Levels
- ⊖ 5.2.3 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Standing Water
- ⊖ 5.3.1 Basement, Foundation, Crawlspace & Structure - Vapor Retarders (Crawlspace or Basement): Improper Installation
- ⊖ 5.3.2 Basement, Foundation, Crawlspace & Structure - Vapor Retarders (Crawlspace or Basement): No Vapor Barrier
- ⊖ 5.3.3 Basement, Foundation, Crawlspace & Structure - Vapor Retarders (Crawlspace or Basement): Vapor Barrier Damaged
- ⊖ 7.1.1 Fire & Life Safety - Smoke Detectors/CO Monitors: Missing Smoke Detector
- ⚠ 8.7.1 Garage - Occupant Door (From garage to inside of home): Not Self-closing
- ⊖ 10.2.1 Cooling - Cooling Equipment: Improper overcurrent breaker
- ⊖ 11.5.1 Plumbing - Hot Water Systems, Controls, Flues & Vents: TPR Valve discharge
- ⊖ 12.2.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Double tapped conductors
- ⊖ 12.3.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Aluminum Branch Circuits

# 1: INSPECTION DETAILS

## Information

<b>In Attendance</b>	<b>Occupancy</b>	<b>Utilities</b>
Client, Home Owner, Client's Agent	Furnished, Occupied	Electricity, Water
<b>Floors</b>	<b>Type of Building</b>	<b>Style</b>
1	Single Family	Ranch
<b>Weather Conditions</b>	<b>Temperature</b>	
Cool, Light Rain	54 Fahrenheit (F)	

## 2: ROOF

### Information

**Inspection Method**

Ladder, Roof

**Roof Type/Style**

Gable

**Coverings: Material**

Composition Shingles

**The roofing material has lost quite a bit of granules and appears to be aging quickly. Recommend a roofing inspection from a qualified roofer to determine the life expectancy of the roof.**

**Coverings: General Condition Photographs****Roof Drainage Systems: Gutter Material**

Steel

**Flashings: Material**

Galvanized



### **Skylights, Chimneys & Other Roof Penetrations: Vent Pipes**



## **Deficiencies**

## 2.1.1 Coverings

### DAMAGED (GENERAL)

Roof coverings showed moderate damage. Recommend a qualified roofing professional evaluate and repair.

 Recommendation



Missing ridge caps



Minor damage to ridge cap

## 2.1.2 Coverings

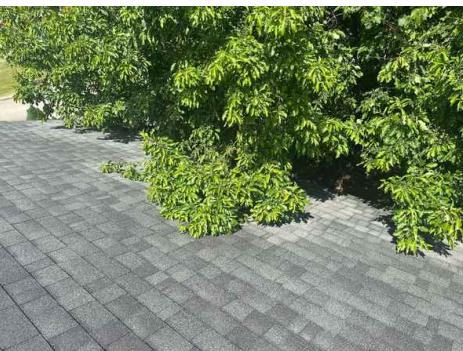
### TREE DEBRIS ON ROOF

Trees observed to be touching the roof. This can cause damage to the roof. Recommend trimming trees to clear roofing surface..

 Recommendation



Tree branch hitting roof



**DEBRIS**

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.



# 3: EXTERIOR

## Information

### General: Inspection Method

Visual, Crawlspace Access, Attic Access

### Siding, Flashing & Trim: Siding Material

Brick Veneer, Fiber Cement



### Exterior Doors: Exterior Entry

#### Door

Wood

### Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Deck

Front concrete and rail appear to be in good shape. Rear decking appears to be in serviceable condition.



## Decks, Balconies, Porches & Steps: Material

Concrete

## Deficiencies

### 3.2.1 Siding, Flashing & Trim

#### **FLASHING/TRIM IMPROPERLY INSTALLED**

Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend caulking and/or larger gap flashing being installed.

 Recommendation



## SIDING DETERIORATION

Some deterioration to lower courses of siding at various locations around the building.



## 4: GROUNDS

### Information

<b>Driveways: Driveway Material</b> Concrete	<b>Walkways: Driveway Material</b> Dirt	<b>Fencing: Perimeter Fencing</b> Chain Link
<b>Fencing: Gates</b> 2	<b>Irrigation System: Irrigation Controller</b> Rain Bird	<b>Vegetation, Grading, Drainage &amp; Retaining Walls: Plantings</b> Turf, Ground Cover, Vegetable Garden, Mature Trees, Shrubs

# 5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

### Inspection Method

Visual, Crawlspace Access

Access is located in the master closet.



### Foundation: Material

Concrete

Perimeter concrete stem wall foundation with rigid insulation.



### Basements & Crawlspaces: Crawlspace Ventilation

Conditioned

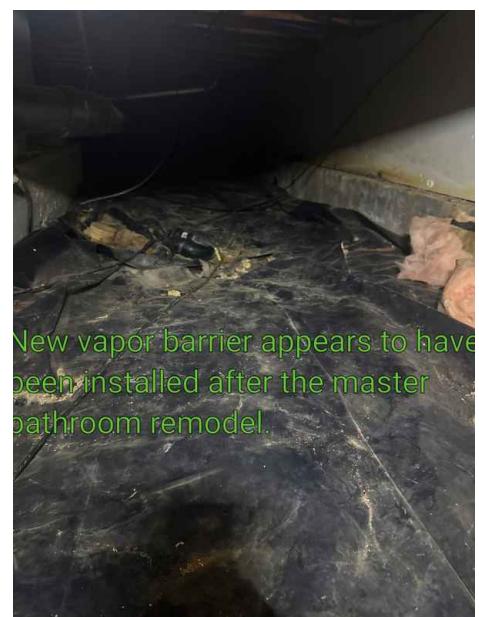
### Basements & Crawlspaces: Perimeter Insulation



### Basements & Crawlspaces: Flooring Insulation

None

### Vapor Retarders (Crawlspace or Basement): Vapor Barrier

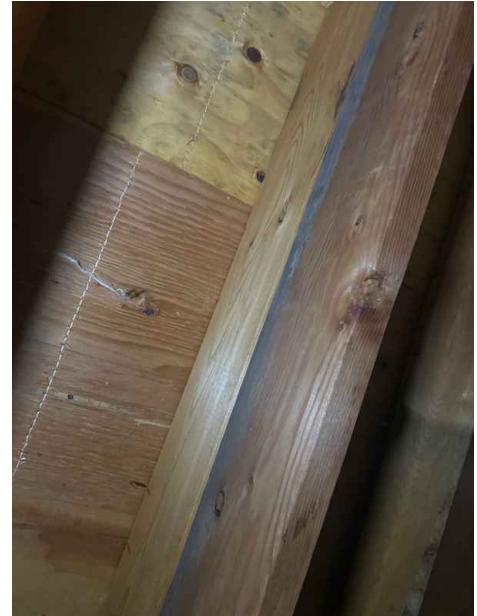


**Floor Structure:**  
Basement/Crawlspace Floor  
Dirt

**Floor Structure: Material**  
Wood Joists



**Floor Structure: Sub-floor**  
Plywood



## Deficiencies

## EFFLORESCENCE

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.



High moisture reading

High moisture reading



High moisture reading

#### 5.2.2 Basements & Crawlspaces

### **HIGH MOISTURE LEVELS**

High levels of moisture were noted in areas of the basement. Recommend monitoring and finding source of moisture intrusion to prevent damage to structure.

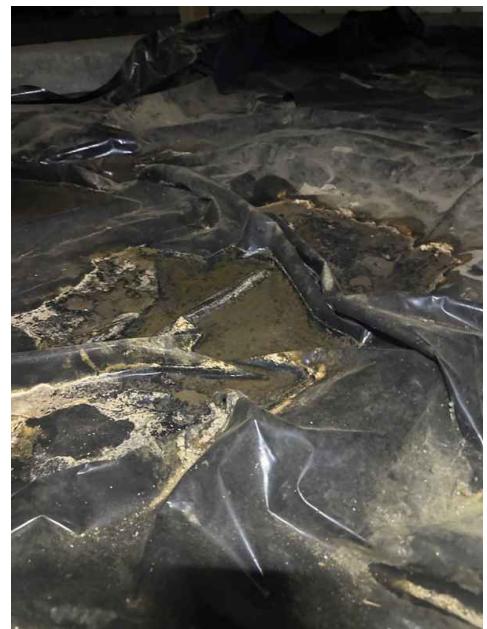
 Recommendation

#### 5.2.3 Basements & Crawlspaces

### **STANDING WATER**

Observed signs on basement floor that standing water may have been present. Recommend a qualified contractor evaluate and find potential moisture source.

 Recommendation



#### 5.3.1 Vapor Retarders (Crawlspac or Basement)

### **IMPROPER INSTALLATION**

Vapor barrier is improperly installed. This can result in unwanted moisture. Recommend insulation contractor evaluate.

 Recommendation

### 5.3.2 Vapor Retarders (Crawlspace or Basement)

 Recommendation

#### **NO VAPOR BARRIER**

There is no vapor barrier beneath the flooring. This can result in unwanted moisture.



Vapor barrier is missing in various areas of the crawlspace. The areas did not show moisture.

### 5.3.3 Vapor Retarders (Crawlspace or Basement)

 Recommendation

#### **VAPOR BARRIER DAMAGED**

Vapor barrier is damaged in one or more areas. Recommend insulation contractor repair or replace.



Vapor barrier should be reinstalled correctly.

# 6: ATTIC, INSULATION & VENTILATION

## Information

### Inspection Method

#### Visual, Attic Access

Attic access ladder does not extend all the way to the ground and should be replaced for safe access to the attic.



This attic access ladder was not properly installed and should be replaced so that the ladder extends all the way to the floor.

### Attic Access

#### Garage

### Attic Insulation: Insulation Type

#### Blown





## Attic Insulation: R-value

38

## Ventilation: Ventilation Type

Ridge Vents, Soffit Vents, Gable Vents



## 7: FIRE & LIFE SAFETY

### Information

#### Smoke Detectors/CO Monitors: Brand

First Alert



### Deficiencies

#### 7.1.1 Smoke Detectors/CO Monitors

##### **MISSING SMOKE DETECTOR**

No smoke detectors in bedrooms.



Recommendation

# 8: GARAGE

## Information

**Ceiling: Ceiling**  
Drywall, Paint

**Walls & Firewalls: Walls**  
Drywall, Paint

**Floor: Materials**  
Concrete

**Garage Door: Material**  
Metal, Insulated

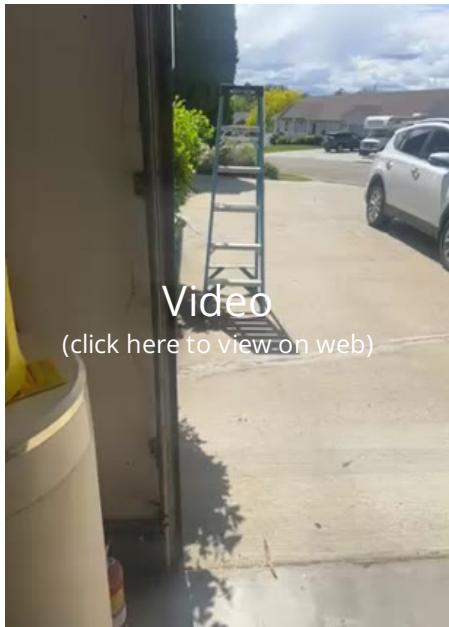


No battery in exterior keypad

**Garage Door: Type**  
Sectional

**Garage Door Opener: Brand**  
Chamberlain





**Video**  
(click here to view on web)

Proper operation of garage door safety devices.

#### **Occupant Door (From garage to inside of home): Photographs**

### **Deficiencies**

8.7.1 Occupant Door (From garage to inside of home)  **Safety Hazard**  
**NOT SELF-CLOSING**

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend installation of self-closing hinges.



# 9: HEATING

## Information

### AFUE Rating

90

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

### Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

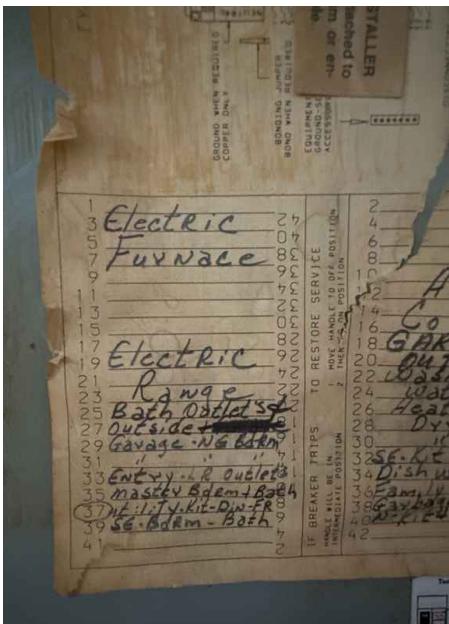
### Equipment: Brand

Bryant



### Equipment: Energy Source

Electric



#### Equipment: Heat Type

Heat Pump

#### Equipment: Location

Utility Room

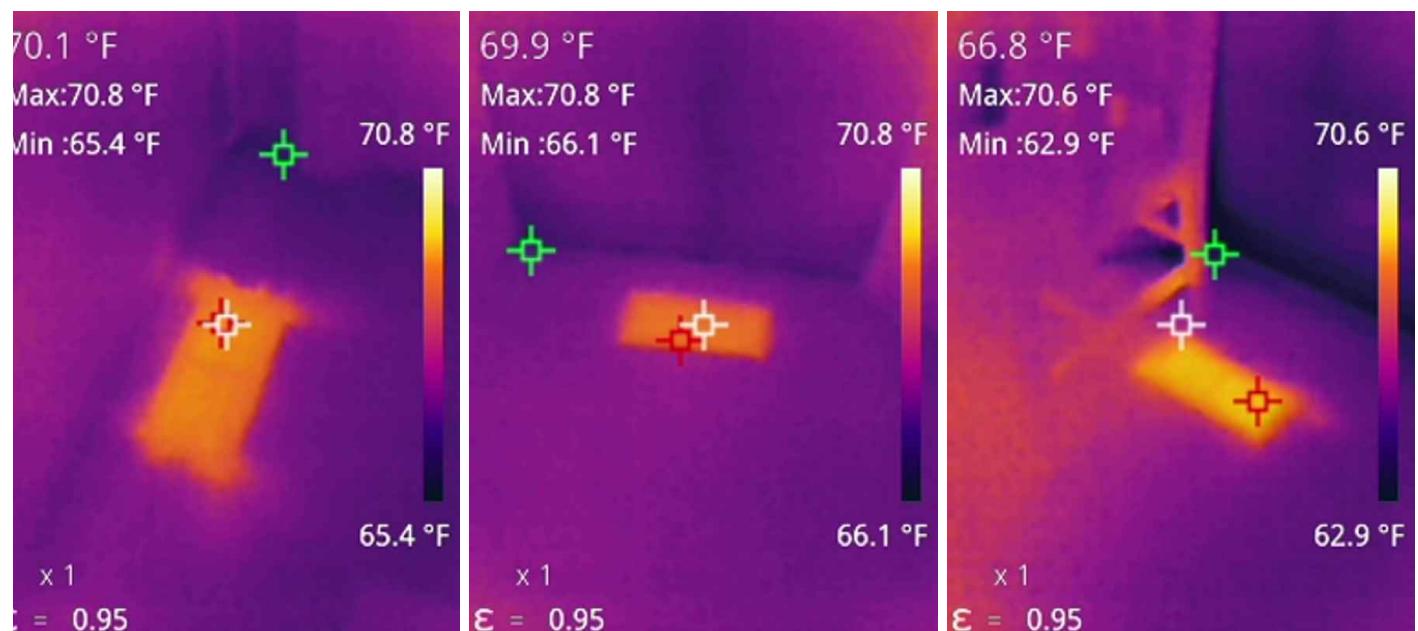
#### Distribution Systems: Ductwork

Insulated



#### Presence of Installed Heat Source in Each Room: Photographs

Heated air from floor registers



# 10: COOLING

## Information

### Cooling Equipment: Brand

Carrier



### Cooling Equipment: Energy Source/Type

Electric

### Cooling Equipment: SEER Rating

10 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

### Cooling Equipment: Location

Exterior East

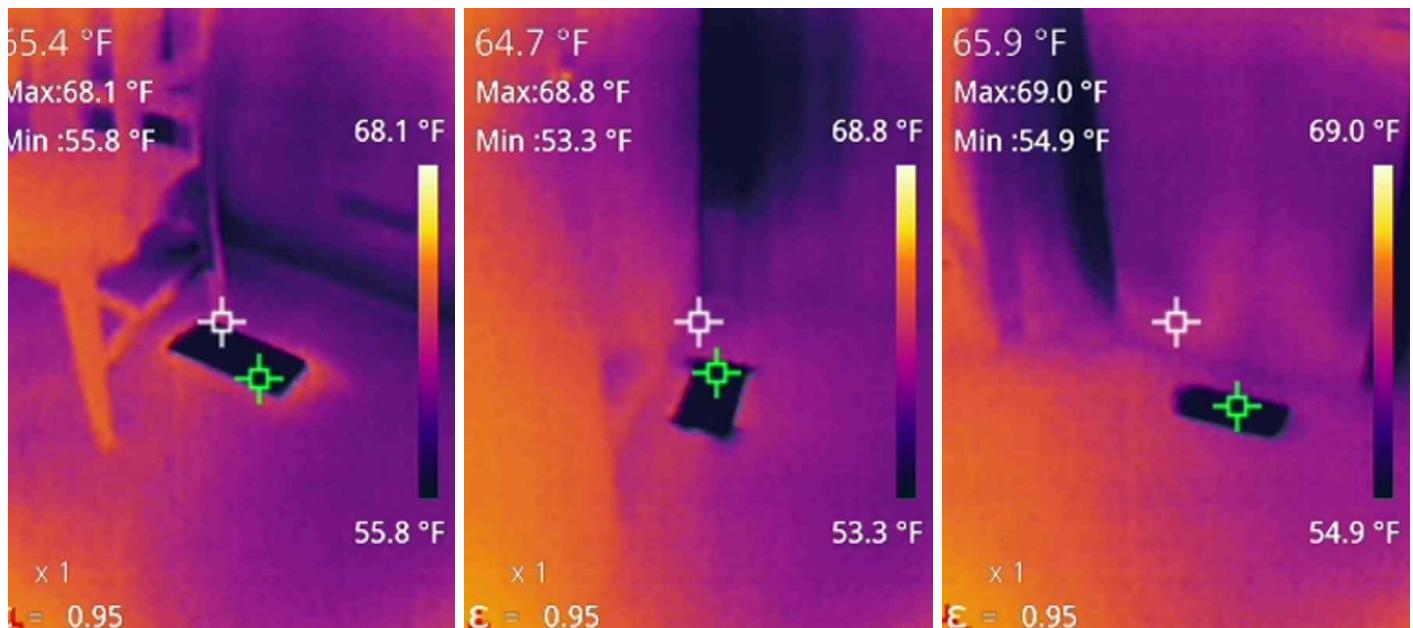
### Distribution System:

#### Configuration

Central

### Presence of Installed Cooling Source in Each Room: Photographs

Cold air from floor registers

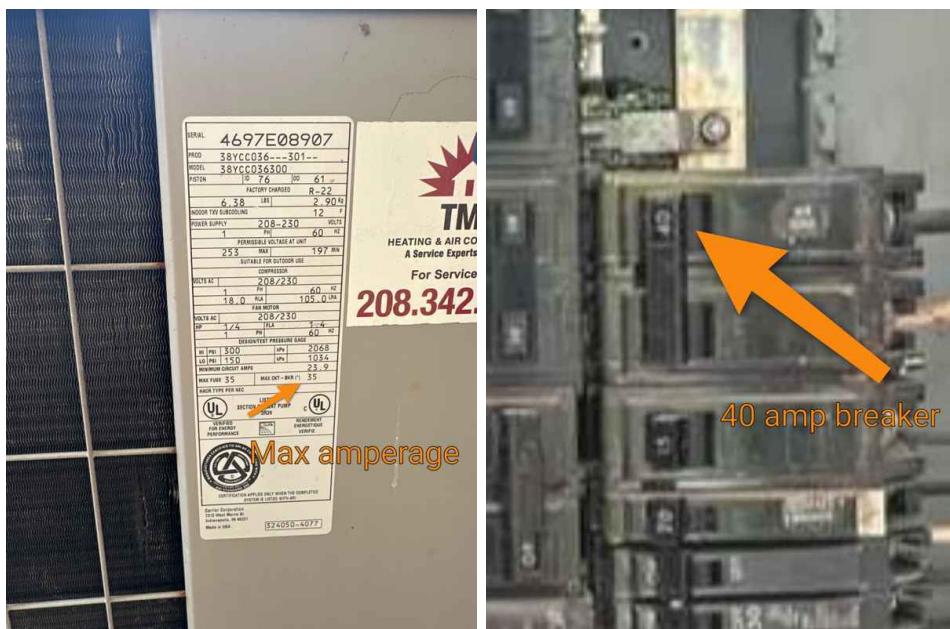


## Deficiencies

### 10.2.1 Cooling Equipment

## IMPROPER OVERCURRENT BREAKER

The proper size breaker needs to be installed for this equipment.



# 11: PLUMBING

## Information

### General: Filters

Whole house conditioner

### General: Water Source

Public

### Main Water Shut-off Device:

#### Location

Crawlspace



### Drain, Waste, & Vent Systems:

#### Drain Size

4", 2"

### Drain, Waste, & Vent Systems:

#### Material

ABS



### Water Supply, Distribution Systems & Fixtures: Distribution Material

Pex, Copper

PEX has been added where the master bathroom was remodeled.



### Water Supply, Distribution

#### Systems & Fixtures: Water Supply

#### Material

Galvanized

### Water Supply, Distribution

#### Systems & Fixtures: Static

#### Pressure

52 psi

### Hot Water Systems, Controls,

#### Flues & Vents: Location

Utility Room

### Hot Water Systems, Controls,

#### Flues & Vents: Capacity

50 gallons

## Hot Water Systems, Controls, Flues & Vents: Manufacturer

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.



## Hot Water Systems, Controls, Flues & Vents: Power

Source/Type

Electric



## Deficiencies



### TPR VALVE DISCHARGE

Discharge pipe is improper as it does not extend to the floor and is not straight.



# 12: ELECTRICAL

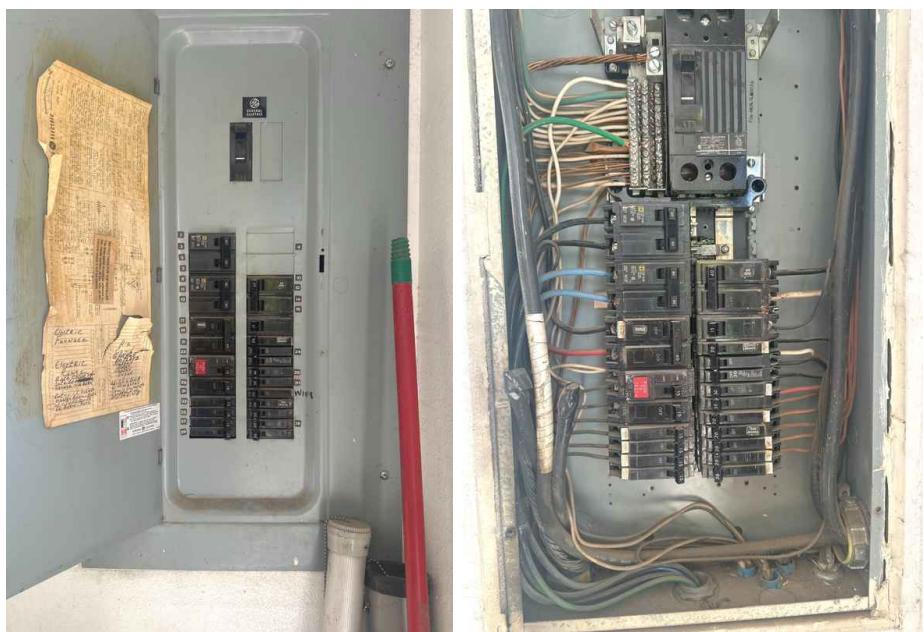
## Information

### Service Entrance Conductors: Electrical Service Conductors

Below Ground, 220 Volts



### Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location Garage



**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity**  
200 AMP

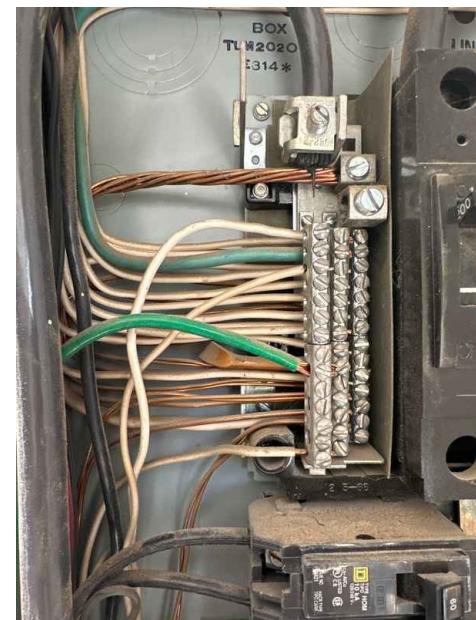
**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer**  
General Electric

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type**  
Circuit Breaker



**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location**  
N/A

**Main & Subpanels, Service & Grounding, Main Overcurrent Device: Bonding**  
Yes



**Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP**  
Copper, Aluminum

**Branch Wiring Circuits, Breakers & Fuses: Wiring Method**  
Romex

**GFCI & AFCI: GFCI Protection**  
Yes - Functional, GFCI  
Receptacles  
GFCI receptacles in kitchen only.  
Bathrooms are on GFCI breaker.



**GFCI & AFCI: AFCI Circuits**  
No

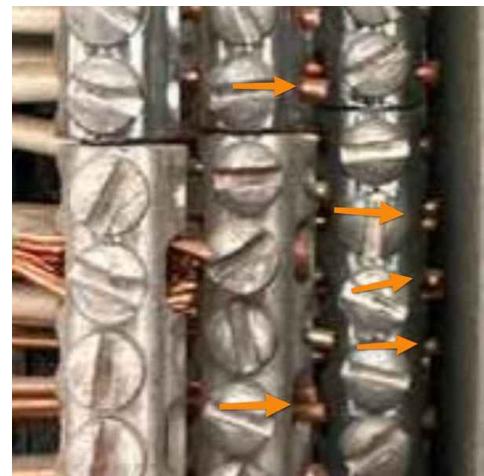
## Deficiencies



Recommendation

**DOUBLE TAPPED CONDUCTORS**

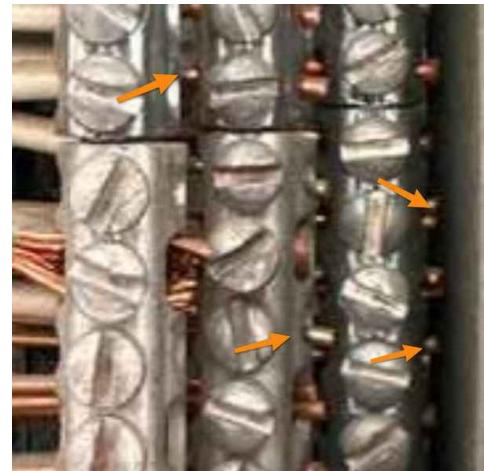
Connecting multiple conductors to single lugs is not proper. A licensed electrician should evaluate and repair as necessary.



Recommendation

**ALUMINUM BRANCH CIRCUITS**

Aluminum wire appears to be installed on some branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/>. It is recommended that the electrical system be evaluated by a licensed electrician.



# 13: BEDROOMS

## Information

### Master: Flooring

Carpet



### Master: Walls

Drywall, Paint



### Master: Ceiling

Drywall, Popcorn , Paint



### Bedroom 1: Flooring

Carpet



### Bedroom 1: Walls

Drywall, Paint



### Bedroom 1: Ceiling

Popcorn , Paint, Drywall



### Bedroom 2: Flooring

Carpet



**Bedroom 2: Walls**

Drywall, Paint

**Bedroom 2: Ceiling**

Drywall, Paint, Popcorn



# 14: BATHROOMS

## Information

### Master: Cabinetry

Wood



### Master: Flooring

Vinyl



### Master: Walls

Drywall, Paint



### Master: Ceiling

Drywall, Paint

### Master: Appliances

Sink 1, Shower



### Bathroom1: Cabinetry

Wood

### Bathroom1: Flooring

Vinyl

### Bathroom1: Walls

Drywall, Paint



## Bathroom1: Ceiling

Drywall, Paint

### Bathroom1: Appliances

Sink 1, Shower/Tub Combo



### Exhaust Systems: Exhaust Fans

Fan Only

# 15: KITCHEN

## Information

### Countertops & Cabinets:

#### Cabinetry

Wood



### Countertops & Cabinets: Countertop Material

Laminate



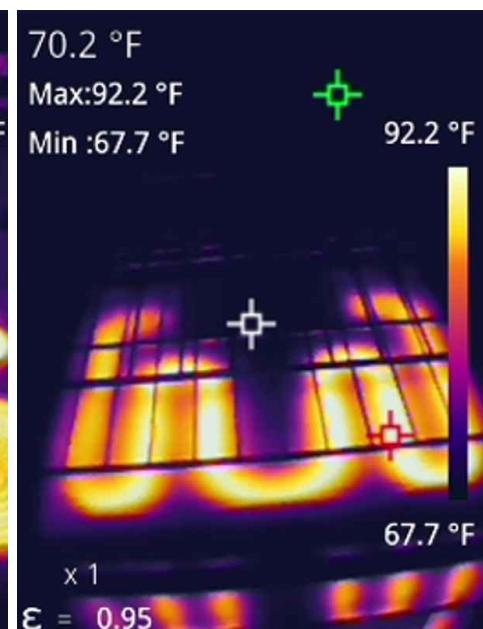
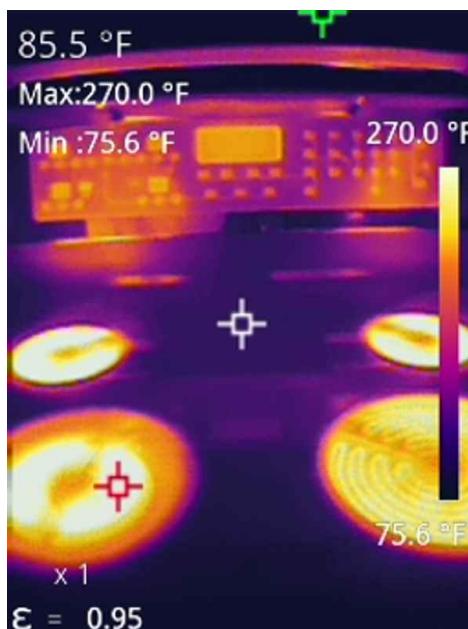
### Floors: Floor Coverings

Hardwood

### Range/Oven/Cooktop: Exhaust

Hood Type  
Vented

### Range/Oven/Cooktop: Range/Oven Brand



**Range/Oven/Cooktop:**

**Range/Oven Energy Source**  
Electric

**Dishwasher: Brand**

Maytag



**Garbage Disposal: Brand**

Moen



# 16: LAUNDRY

## Information

### Flooring

Wood



### Walls

Drywall, Paint

### Washer: Brand

LG

Washer not included in sale.



### Ceiling

Drywall

### Dryer: Brand

LG

Dryer not included in sale.



### Dryer: Dryer Power Source

220 Electric

### Dryer: Dryer Vent

Metal (Flex)

### Dryer: Dryer Vent

Clean

### Exhaust Systems: Exhaust Fans

None

# 17: OTHER ROOMS

## Information

**Living Room: Flooring**  
Carpet

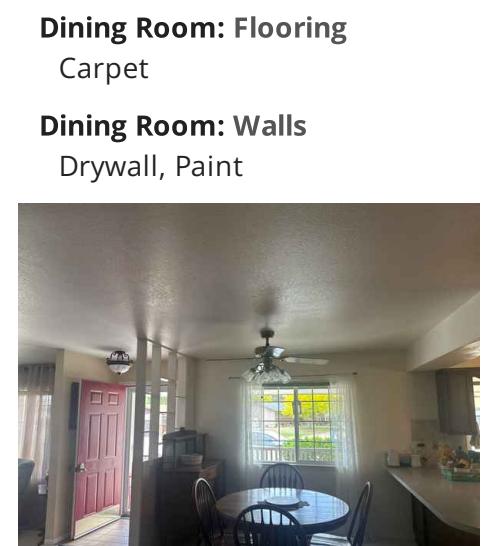


**Living Room: Walls**  
Drywall, Paint



**Living Room: Ceiling**  
Drywall, Paint

**Dining Room: Flooring**  
Carpet



**Dining Room: Walls**  
Drywall, Paint

**Den: Walls**  
Drywall, Paint

**Dining Room: Ceiling**  
Drywall, Paint

**Den: Flooring**  
Carpet

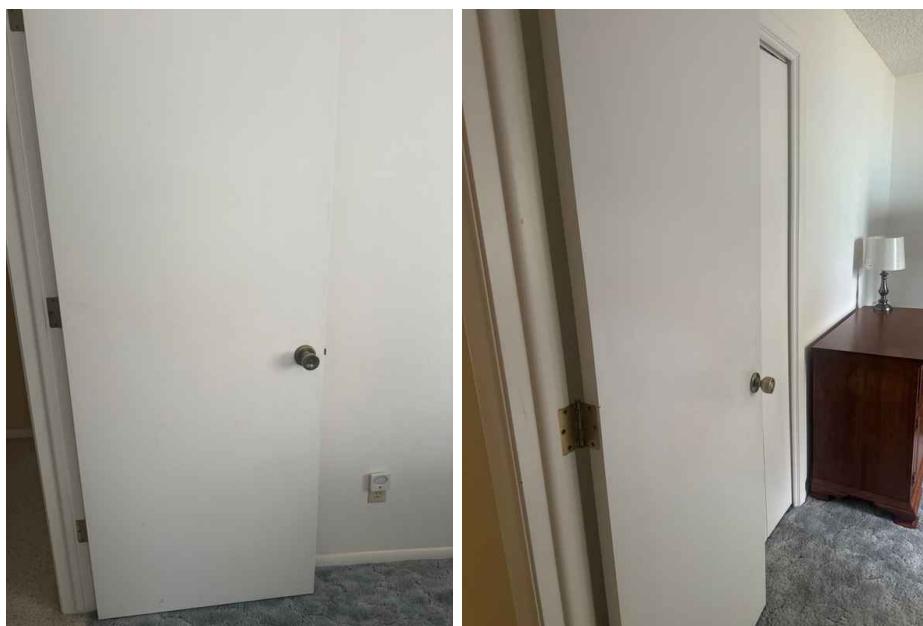
**Den: Ceiling**  
Drywall, Paint

# 18: DOORS, WINDOWS & INTERIOR

## Information

### Doors: Interior Doors

Wood, Hollow Core



### Windows: Window Manufacturer

JELD-WEN, Unknown



### Windows: Window Type

Sliders

# 19: CHIMNEY, FIREPLACE, OR STOVE

## Information

### **Masonry Chimney: Masonry Chimney Exterior Was Inspected**

The chimney exterior was inspected during my home inspection.



### **Masonry Chimney: Masonry Chimney Flashing Was Inspected**

I inspected for flashing installed at the chimney.

Flashing is installed in areas where the chimney stack meets another system or component of the house. And the flashing is supposed to divert water away from those areas to prevent water intrusion.



### **Masonry Chimney: Masonry Chimney Hood or Cap Installed**

A hood or cap was installed at the masonry chimney. Good.

Masonry chimneys without hoods should have stone or reinforced concrete caps at the top. Some masonry chimneys have hoods over the flues. Hoods on masonry chimneys consist of stone or reinforced concrete caps supported on short masonry columns at the perimeter of chimney tops, or sheet metal caps supported on short sheet metal columns.



## **Wood-Burning Stove: Wood Stove**

### **Living Room**

The wood stove was clean and the seal was in good condition.



## **Limitations**

### **Masonry Chimney**

#### **CHIMNEY INTERIOR IS BEYOND THE SCOPE**

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.