

ANDERSON
PROPERTY
GROUP,
INC.

ANDERSON PROPERTY GROUP, INC.

+19862265355

arden@theandersonpropertygroup.com

<https://www.theandersonpropertygroup.com>



RESIDENTIAL REPORT



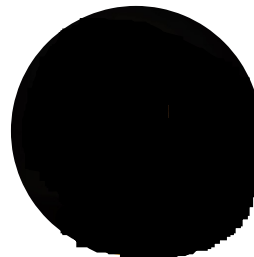
Inspector

Arden Anderson

InterNACHI# NACHI23050109

+19862265355

arden@theandersonpropertygroup.com



Agent



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, Crawlspce & Structure - Basements & Crawlspaces: Efflorescence
- ⊖ 5.2.2 Basement, Foundation, Crawlspce & Structure - Basements & Crawlspaces: High Moisture Levels
- ⊖ 5.2.3 Basement, Foundation, Crawlspce & Structure - Basements & Crawlspaces: Standing Water
- ⊖ 5.3.1 Basement, Foundation, Crawlspce & Structure - Vapor Retarders (Crawlspce or Basement): Improper Installation
- ⊖ 5.3.2 Basement, Foundation, Crawlspce & Structure - Vapor Retarders (Crawlspce or Basement): No Vapor Barrier
- ⊖ 5.3.3 Basement, Foundation, Crawlspce & Structure - Vapor Retarders (Crawlspce 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

In Attendance

Client, Home Owner, Client's Agent

Occupancy

Furnished, Occupied

Utilities

Electricity, Water

Type of Building

Single Family

Style

Ranch

Floors

1

Weather Conditions

Cool, Light Rain

Temperature

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

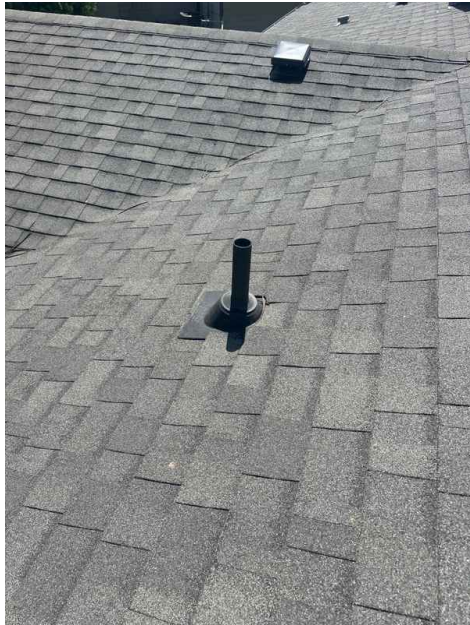


Roof Drainage Systems: Gutter
Material
Steel

Flashings: Material
Galvanized



Skylights, Chimneys & Other Roof Penetrations: Vent Pipes



Deficiencies

2.1.1 Coverings

DAMAGED (GENERAL)

 Recommendation

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

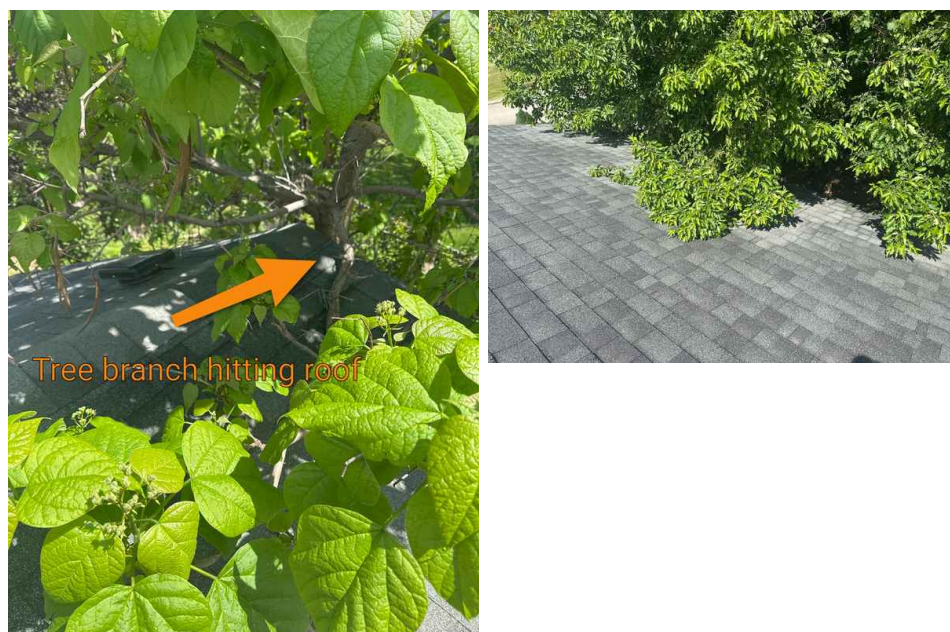


2.1.2 Coverings

TREE DEBRIS ON ROOF

 Recommendation

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

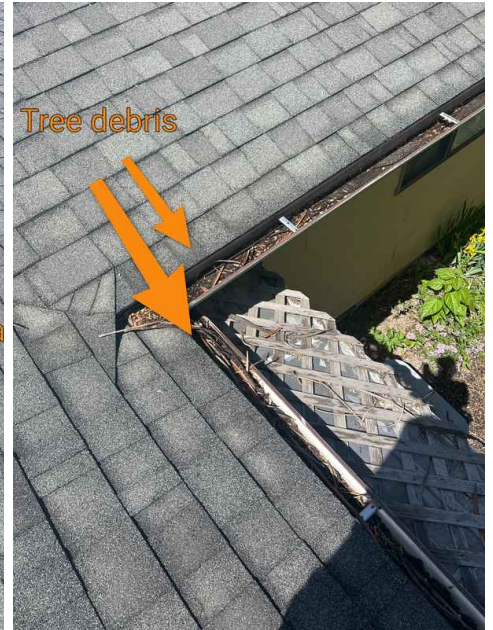
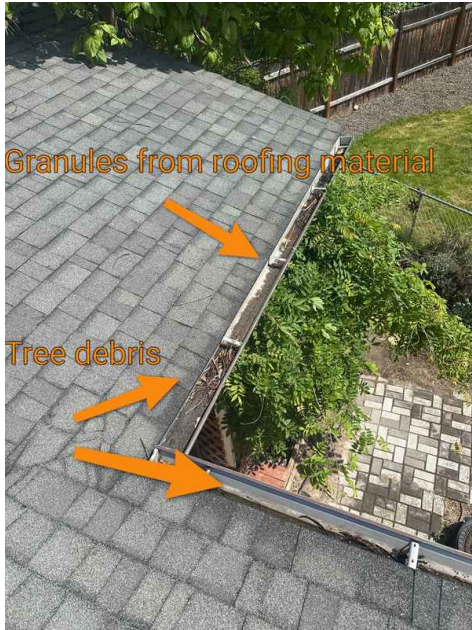


2.2.1 Roof Drainage Systems

DEBRIS

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

 Recommendation



3: EXTERIOR

Information

General: Inspection Method

Visual, Crawlspace Access, Attic Access

Siding, Flashing & Trim: Siding Material

Brick Veneer, Fiber Cement



Exterior Doors: Exterior Entry

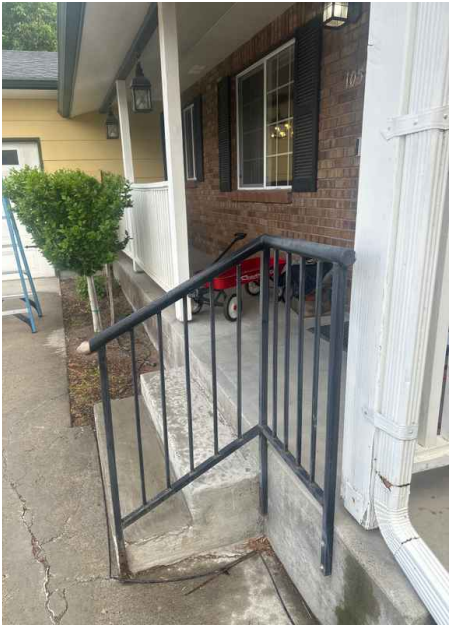
Door

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

 Recommendation

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.



SIDING DETERIORATION

 Recommendation

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





4: GROUNDS

Information

Driveways: Driveway Material Concrete	Walkways: Driveway Material Dirt	Fencing: Perimeter Fencing Chain Link
Fencing: Gates 2	Irrigation System: Irrigation Controller Rain Bird	Vegetation, Grading, Drainage & Retaining Walls: Plantings 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

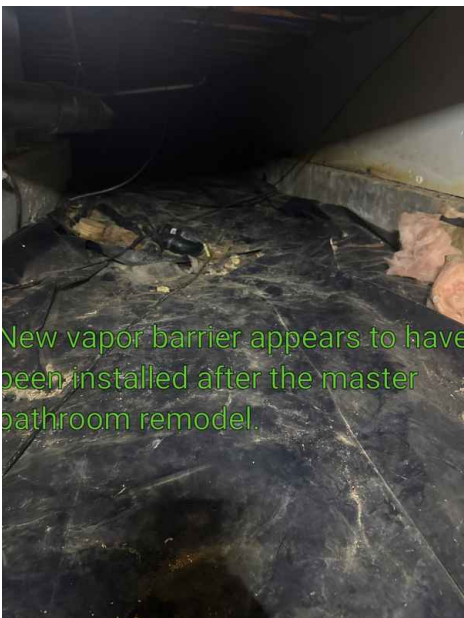
Basements & Crawlspaces: Perimeter Insulation



Basements & Crawlspaces: Flooring Insulation

None

Vapor Retarders (Crawlspace or Basement): Vapor Barrier



New vapor barrier appears to have been installed after the master bathroom remodel.



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 is 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





High moisture reading

5.2.2 Basements & Crawlspaces

HIGH MOISTURE LEVELS

 Recommendation

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

5.2.3 Basements & Crawlspaces

STANDING WATER

 Recommendation

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



5.3.1 Vapor Retarders (Crawlspace or Basement)

IMPROPER INSTALLATION

 Recommendation

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

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.



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.



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

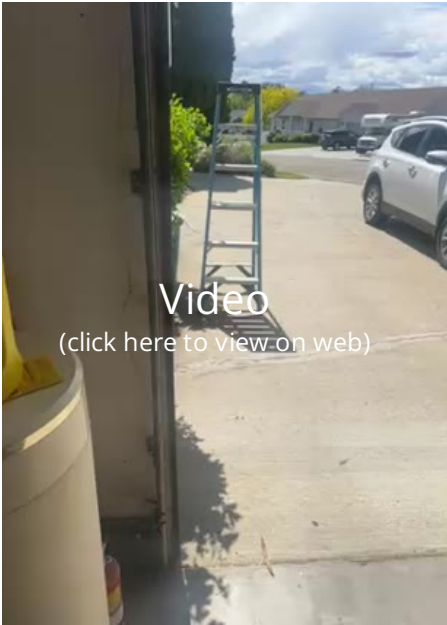


No battery in exterior keypad

Garage Door: Type
Sectional

Garage Door Opener: Brand
Chamberlain





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.

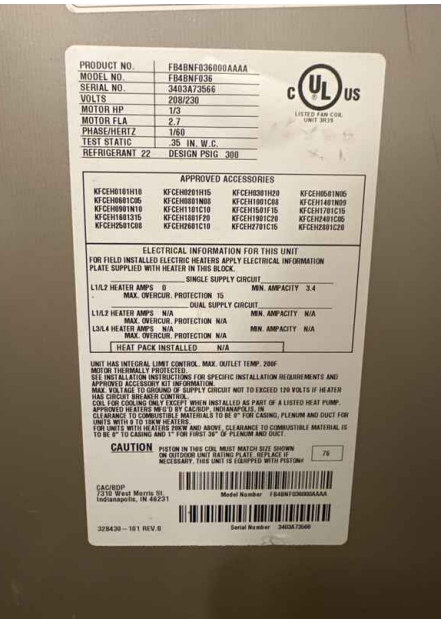
Homeowner's Responsibility

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.

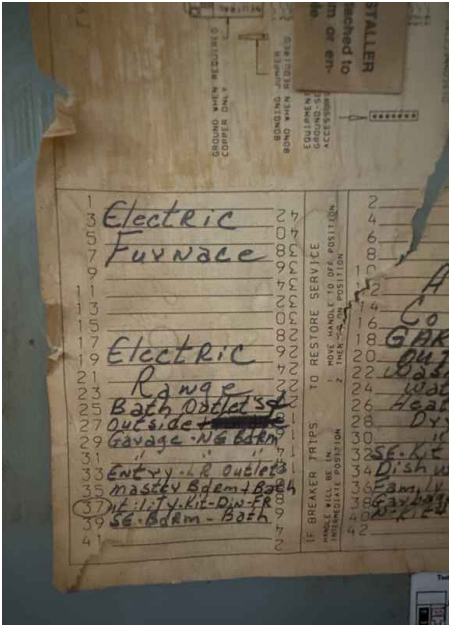
Equipment: Brand

Bryant



Equipment: Energy Source

Electric



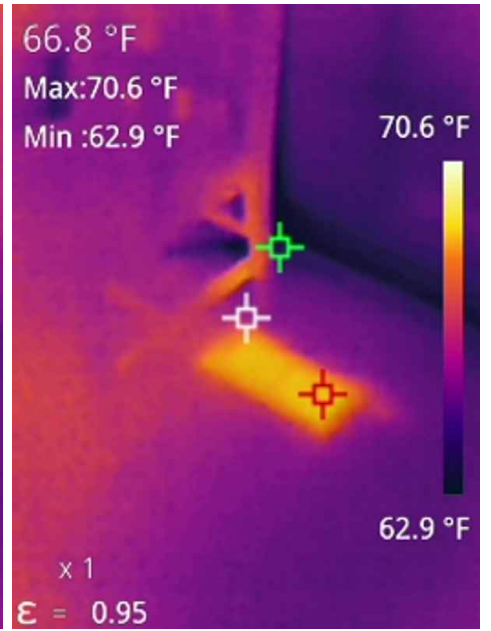
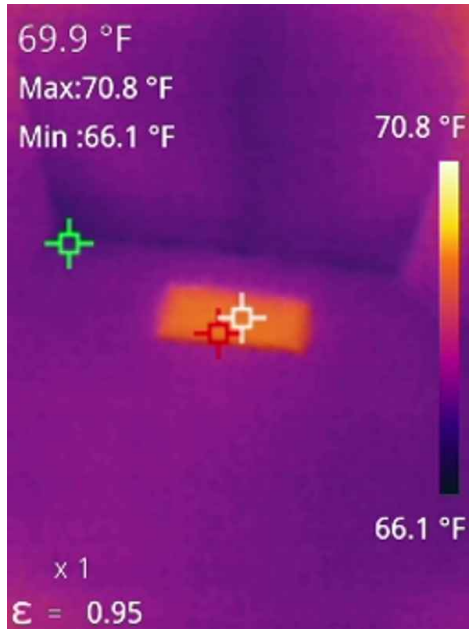
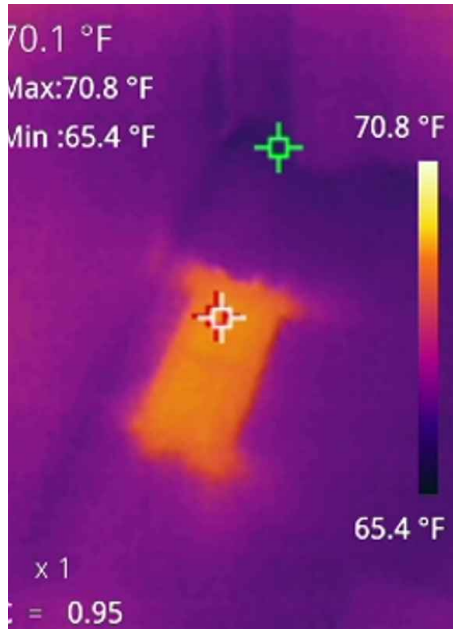
Equipment: Heat Type
Heat Pump

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: Location
Exterior East

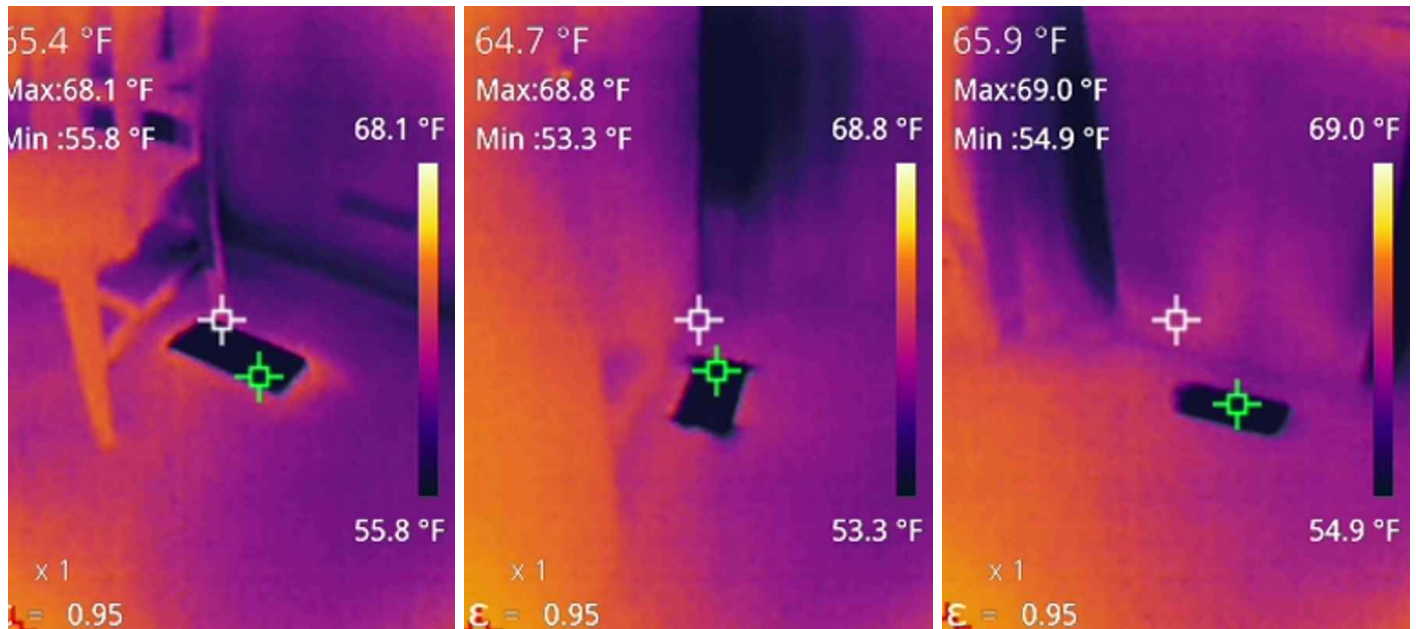
Cooling Equipment: SEER Rating
10 SEER

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).

Distribution System:
Configuration
Central

Presence of Installed Cooling Source in Each Room: Photographs

Cold air from floor registers

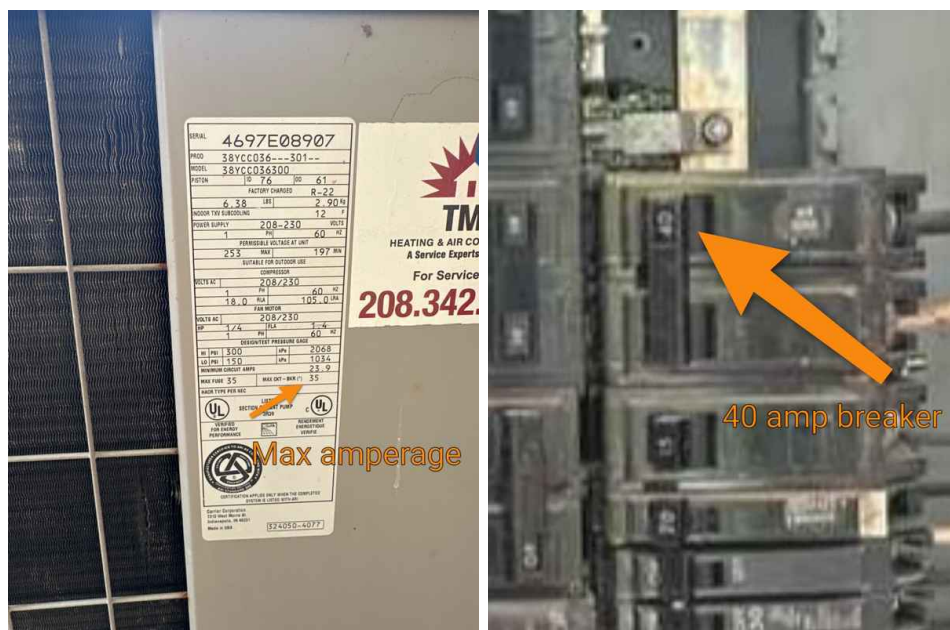


Deficiencies

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

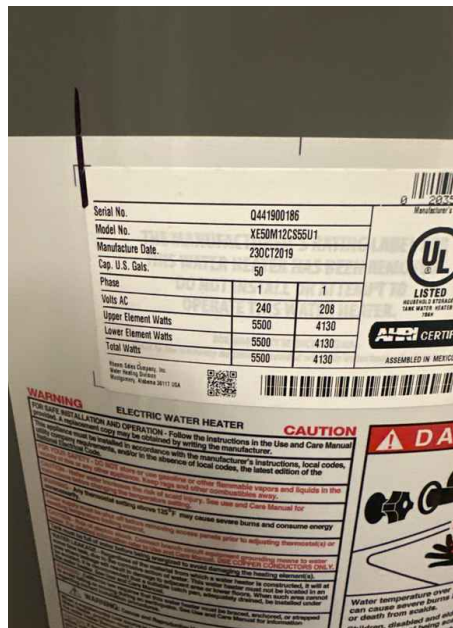
50 gallons

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

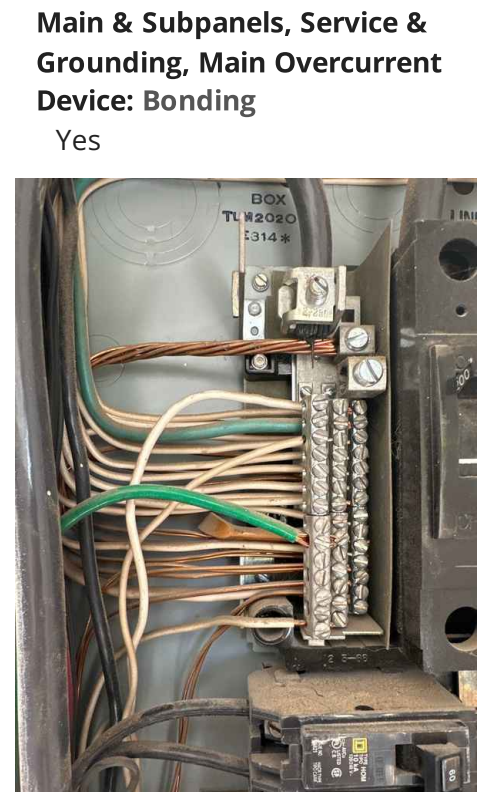


Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

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

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



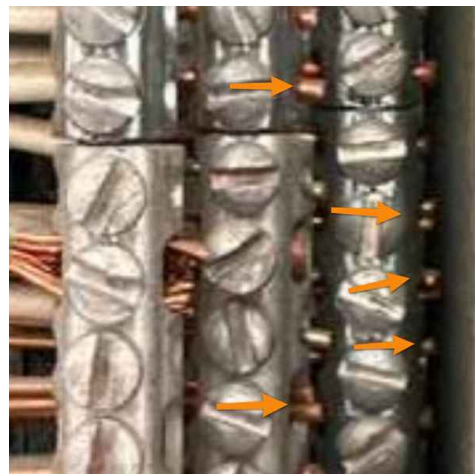
GFCI & AFCI: AFCI Circuits
No

Deficiencies



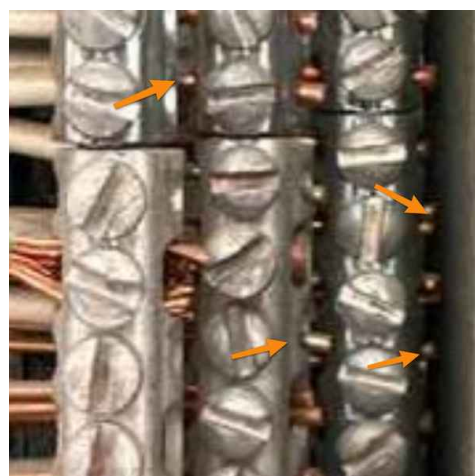
DOUBLE TAPPED CONDUCTORS

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



ALUMINUM BRANCH CIRCUITS

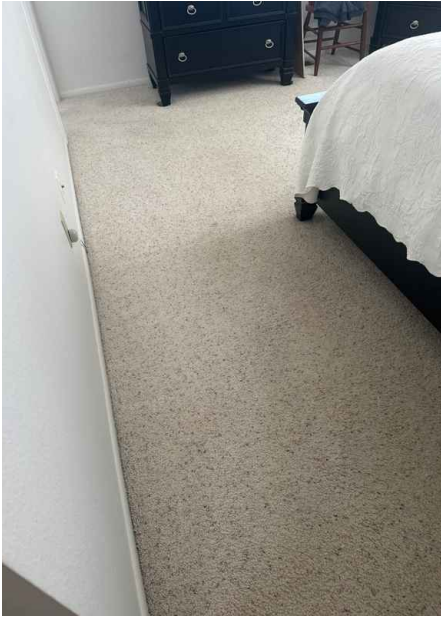
Aluminum wire appears to be installed on some branch electrical circuits in the subject premises. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause 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

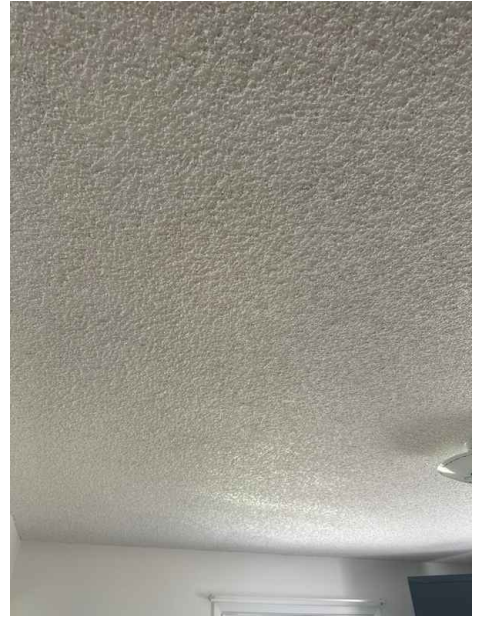
Master: Flooring
Carpet



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



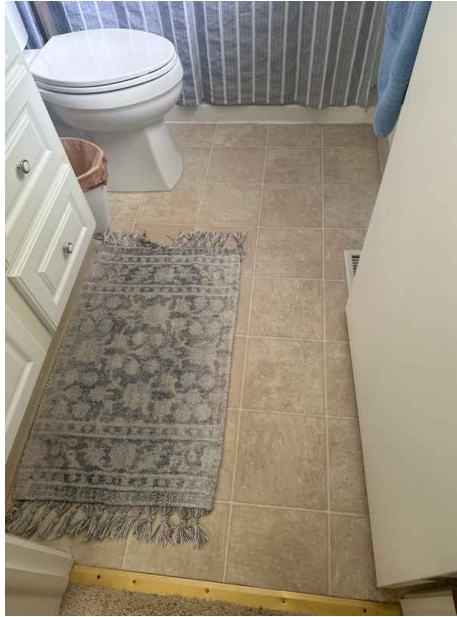
14: BATHROOMS

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

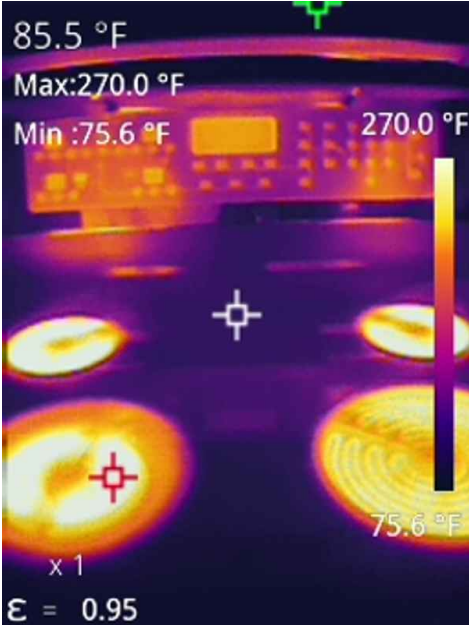


Range/Oven/Cooktop:
Range/Oven Energy Source
 Electric

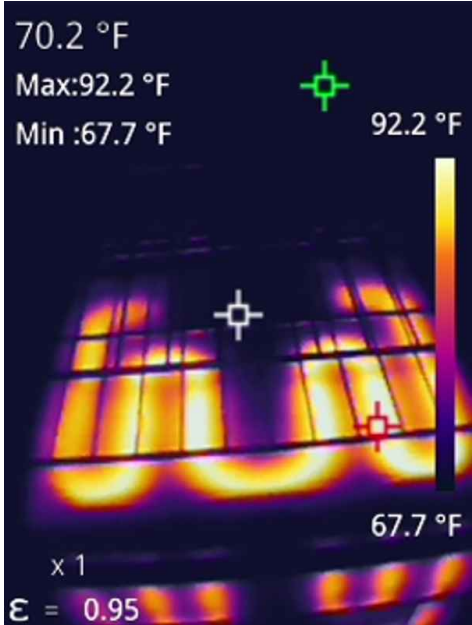
Dishwasher: Brand
 Maytag



Garbage Disposal: Brand
 Moen



Walls: Wall Material
 Drywall, Paint



Ceilings: Ceiling Material
 Drywall, Paint



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



Dining Room: Ceiling
Drywall, Paint

Den: Ceiling
Drywall, Paint

Den: Walls
Drywall, Paint

Den: Flooring
Carpet

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.