PEACE OF MIND INSPECTIONS
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RESIDENTIAL INSPECTION

16930 N 280 Rd
Morris, OK 74445

Brent Wellings
NOVEMBER 30, 2023

Inspector
Christopher Allison
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1: INSPECTION DETAILS

1.1	General

Information

General: Type of Building
Single Family

General: Property Direction
West

General: Occupancy
Vacant

General: In Attendance
None

General: Temperature (approximate)
52 Fahrenheit (F)

At the start of the inspection

General: Weather Conditions
Cloudy, Light Rain

General: Category description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Maintenance/Monitor = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Deficiencies = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

Safety & Immediate Attention = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

General: Home Set-Up and Maintenance

Congratulations on Your New Home!!

Click the lick below for useful home setup and maintenance tips! A home and it's components are just like anything else like your car or your body. If you take care of it with routine maintenance and inspections, it will last much longer. In order to address any and all current defects and get ahead of any potential issues, we recommend having your home inspected by a licensed home inspector every 2 years.

https://homebuyer.com/learn/home-maintenance-checklist

General: Obtain Information

Peace of Mind Inspections recommends obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

General: Seller's Disclosures

Sellers Disclosures

We recommend obtaining a copy of the sellers disclosure statements, reviewing and retaining a copy for your records. Disclosure statements provide you with the facts you need to make an informed decision. By reading through them and making sure to understand them, you'll better protect yourself with regards to the purchase of this home. The seller's disclosures might have information that you should consider along with the information in this inspection report.

General: Home Warranty

Consider a Home Warranty

We encourage our clients to consider purchasing a 1-Year home warranty from a reputable warranty company. These can be purchased at any time and may help cover the cost of an expensive repair or appliance replacement such as a water heater or air conditioner. These items are inspected by us, but our inspection is a snapshot in time and is not a warranty or guarantee; home systems can be working perfectly at our inspection and then fail shortly after moving into the home. (We don't recommend nor offer 90 day home warranties because they are essentially worthless, they have many exclusions, and they are typically capped at $500 in total coverage.)

Please click the link below for a list of reputable home warrantee companies recommended by Forbes.

https://www.forbes.com/advisor/l/best-home-warranty/?utm_content=HW_Top&utm_term=top%20home%20warranty%20companies-Broad&gclid=Cj0KCQiA8aOeBhCWARIsANRFrQE2IZ_ZsIF8kfXGWGUAUsDxjP6Q6gBHsoQcOrbEHTFOmtE9JH-nwuoaAhDMEALw_wcB

General: Read Limitations

Recommended repairs are obviously everyones first concern when reading a report, but we encourage and recommend that this report be read in its entirety, including looking through the limitations. We try to make sure these are included in the summary where necessary, but we may have noted a limitation that you would have a question about and would like to opportunity to address these with you before you make your home purchase.

General: Read the Entire Report

The summary of recommended repairs might be everyone's first concern when reading an inspection report, but we strongly recommend that this report be read in its entirety, including looking through the informational sections, the "blue" recommendations, the limitations tab, and standards of practice tab. We may have noted information, a "blue" recommendation, or a limitation that you would have a question about and want the opportunity to address before you make your home purchase. The standards of practice provide information about the scope and limitations of a home inspection, what we inspect, and what we do not inspect. Your inspection agreement also outlines the scope and limitations of an inspection i.e., what an inspection is and is not. All of these documents will help you have a better understanding and realistic expectations about your inspection and the subject property.

Limitations

General

ITEMS NOT INCLUDED IN THE INSPECTION

Below are a list of items not Included in a typical home inspection unless requested and at an additional fee:

Detached Structures
Sprinkler Systems
Pool/Spa/Fountains/Waterfalls
Well/Septic

Additional Items Not Included in the Inspection:

Landscaping Drainage Systems
Landscaping Lighting
Playground Equipment
Fire Pits
Security System
Televisions
Audio and Visual Equipment
Furniture
Personal Property
Water Softeners and Filtration Systems
Central Vacuum
Refrigerators/Freezers
Washer & Dryer
Intercom Systems
Shower Pan Testing
Carbon Monoxide Detectors
Cosmetic Issues
Decorative Items
Aesthetics or Quality of Finishes
Vermin including Wood-destroying Organisms
Underground Components
Environmental Issues including Asbestos, Mold, Lead.

For a complete review of what is included or not included in a home inspection, review the Oklahoma Standards of Practice for Home Inspectors at this link.

The inspector recommends consulting qualified professionals regarding the condition and maintenance of any "not-included" items that are of concern.

Observations

1.1.1 General

Routine Maintenance Item

CHANGE LOCKS

Recommendation:

Peace of Mind Inspections recommends that ALL locks and Security codes be changed before moving into the house.

Recommendation

Contact a handyman or DIY project

1.1.2 General

Moderate Recommendation

MID-1980S AND OLDER

Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

Recommendation

Contact a qualified environmental contractor

2: STRUCTURE

2.1	General
2.2	Foundation
2.3	Floor Structure
2.4	Wall Structure
2.5	Ceiling Structure

Information

General: Foundation Type
Slab

General: Floor Structure
Concrete

General: Wall Structure
Wood Frame

General: Ceiling Structure
Wood Beam & Joist

Limitations

General

CONCEALED COMPONENTS

Structural components are concealed within walls/floors/ceilings and in most cases are, are not visible during a non-invasive, visual home inspection. Every effort is made to identify indicators of issues in these areas but we are limited to visible areas only.

Observations

2.2.1 Foundation

Moderate Recommendation

CONCRETE SLAB SHIFTING/CRACKING

SLAB FOUNDATION

The concrete slab foundation showed visible signs shifting or heaving in one or more locations. Floor coverings limit visibility of the slab in most cases. Removing the flooring such as carpeted or tiled areas of suspected cracks is optional in order to better evaluate the slabs condition. These cracks can typically be attributed to soil movement and long term settlement of the home. The inspector recommends corrective action to minimize moisture accumulation around the home, gutters for example, which attributes to foundation movement.

If this is a concern, recommend having the foundation further evaluated by a licensed foundation contractor.

Recommendation

Contact a foundation contractor.

3: EXTERIOR SYSTEM

3.1	General
3.2	Siding, Flashing, Trim, Soffit, & Facias
3.3	Decks, Balconies, Porches
3.4	Walkways & Driveways
3.5	Exterior Doors
3.6	Windows
3.7	Electrical
3.8	Plumbing
3.9	Fencing & Gate Conditions
3.10	Vegetation, Grading, Drainage & Retaining Walls
3.11	Mail Box

Information

General: Siding Material
Stone Veneer, Composite Wood

General: Walkway Material
Concrete

Exterior Doors: Door Bell
Operational

General: Outdoor Living Areas
Covered Front Porch, Sunroom

General: Retaining Wall Materials
None

General: Driveway Material
Concrete

Exterior Doors: Material
Metal/Glass, Wood/Glass

General: Exterior Photos

Seen here are general photos of the homes exterior. Any and all defects identified are listed separately in this report.

Siding, Flashing, Trim, Soffit, & Facias: Brick or stone Veneer

Brick Veneer

Masonry veneer walls consist of a single non-structural external layer of masonry work, typically brick, backed by an air space. The innermost element is usually structural, and may consist of wood or metal framing or masonry. Walls constructed in this manner have several advantages over solid masonry:The airspace functions as a drainage plane, allowing any water that has penetrated the veneer to drain to the bottom of the cavity, where it encounters flashing and is directed to the outside through weep holes, rather than entering the building.The cavity can include insulation, which is typically in the form of rigid foam, increasing the thermal performance of the wall.The structural framing or masonry backup can be erected first to allow the rest of the building structure to be completed concurrently with the outer veneer, rather than waiting for the entire wall structure to be completed before proceeding with the roof and upper floors.A masonry veneer wall can be completed in a shorter time with less labor than a solid masonry wall.The weight of a veneer wall can be significantly less than solid masonry, resulting in economies in foundations and structural support.

Siding, Flashing, Trim, Soffit, & Facias: Siding (General Maintenance)

In order to properly maintain and preserve most all types of siding require typical maintenance and inspections to ensure longevity. Siding, including trim, soffits and fascia, should be caulked at any and all gaps and transitions. Patch/paint should be applied to areas where paint is peeling or failing. Damaged areas should be repaired ot replaced depending on severity of the damage. Protecting the siding and ensuring water tightness of the home is crucial. All work should be done by qualified professionals.

Vegetation, Grading, Drainage & Retaining Walls: French drains present

French drains noted

FYI: We noted french drains in the yard and or gutter system at time of inspection. We are unable to fully inspect these as they are under ground and not fully accessible. Recommend monitoring during rain storms or running a garden hose through them to ensure proper drainage.

Example photo

Example photo

Observations

3.2.1 Siding, Flashing, Trim, Soffit, & Facias

Moderate Recommendation

MORTAR CRACKING DETERIORATING

STONE VENEER

Deteriorated or cracked mortar joints were noted in one or more areas of the brick veneer or stone siding transition. This is common over time and is typically the result of long term settlement. Recommend removal and point and tucking the mortar in these areas.

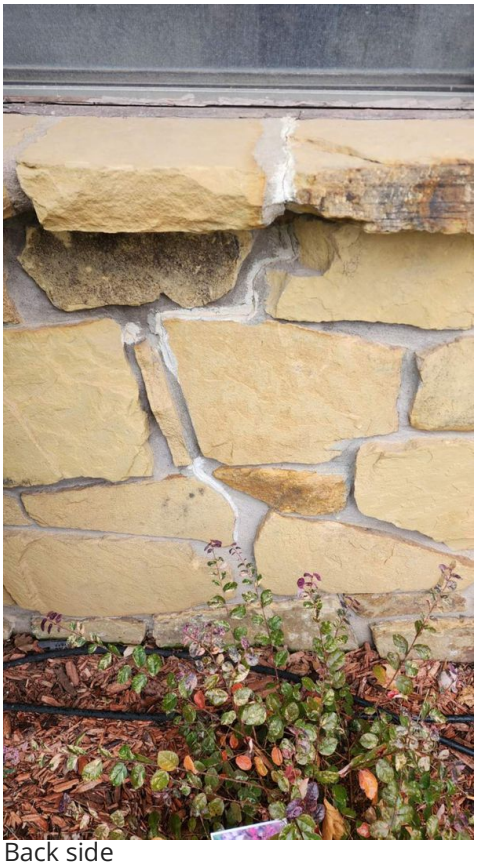
Recommendation

Contact a qualified masonry professional.

Right side of garage

Front right window

Right side under window


Back side

Left side

Left side

3.2.2 Siding, Flashing, Trim, Soffit, & Facias

CAULKING SUBSTANDARD/MISSING

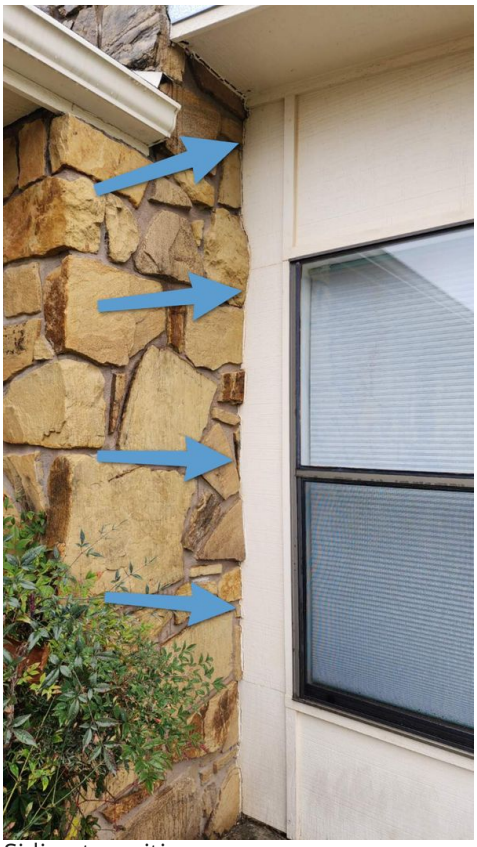
SUNROOM SIDING TRANSITION

Routine Maintenance Item

Routine Maintenance: At the time of inspection, caulk was missing, deteriorated or substandard in some areas, like around windows or doors, at siding butt joints, at siding-trim junctions, or at wall penetrations. The Inspector recommends that the affected area(s) re-caulked by a professional contractor.

Recommendation

Contact a handyman or DIY project


Siding transition

Pulled caulking

3.2.3 Siding, Flashing, Trim, Soffit, & Facias

Moderate Recommendation

WOOD ROT - EXTERIOR

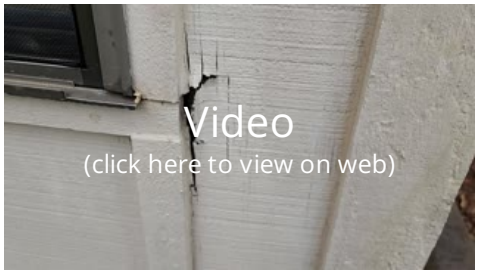
CORNER OF SUNROOM

Area(s) of wood rot were noted on the exterior trim, siding or other areas on the exterior of the home. The Inspector recommends that the affected area(s) be replaced, patched, painted or sealed by a licensed contractor to avoid further deterioration and possible moisture intrusion.

Recommendation

Contact a qualified general contractor.

Sun room siding



3.2.4 Siding, Flashing, Trim, Soffit, & Facias

Routine Maintenance Item

LOOSE/MISSING TRIM

BACK LEFT CORNER

Trim was noted as loose/missing or damaged in one or more areas at the time of the inspection. Recommend having trim installed where missing or wjere loose, secured and properly sealed to ensure water tightness and minimize insect intrusion.

Back left corner

Recommendation

Contact a handyman or DIY project

3.2.5 Siding, Flashing, Trim, Soffit, & Facias

Routine Maintenance Item

HARDBOARD SIDING (WARPED/BUCKLING)

COMPOSITE SIDING

At the time of the inspection, buckling was noted in one or more areas of the homes Masonite siding. This could the result of a tight install with little room to expand/contract. This condition doesn't appear to be causing any immediate problems and is mostly cosmetic in nature at this point. If this is a concern, have a professional siding contractor evaluate and correct as needed.

Recommendation

Contact a qualified siding specialist.

Right side

Bowed/warped

Back left side

3.2.6 Siding, Flashing, Trim, Soffit, & Facias

Moderate Recommendation

SOFFIT LOOSE/SAGGING

FEW LOCATIONS NOTED

We noted one or more areas of the homes soffit that were loose, sagging or damaged. Recommend having the area secured to avoid animal, insect and moisture intrusion and further damage.

Recommendation

Contact a qualified general contractor.

Covered front porch

Soffit sagging

Left side

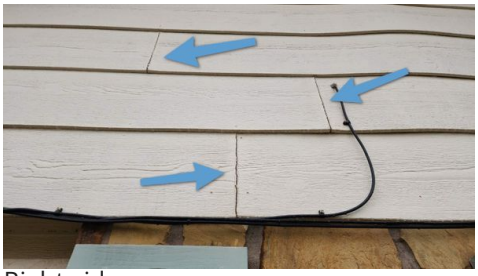
3.2.7 Siding, Flashing, Trim, Soffit, & Facias

Routine Maintenance Item

GAPS IN SIDING

RIGHT SIDE

We noted gaps in siding planks in one of more locations. This is commonand typically occurs as the home settles, shifts and moves over time. These gaps should be caulked/painted to avoid moisture intrusion behind the siding.


Right side

Recommendation

Contact a qualified handyman.

3.4.1 Walkways & Driveways

Moderate Recommendation

DRIVEWAY/WALKWAY CRACKING - MODERATE

DRIVEWAY

Moderate cracks were observed in the driveway or walkway at the time of the inspection. This is common in aged concrete and often due to movement in the soil. Recommend concrete contractor evaluate and repair as needed. At a minimum and if possible, the cracks should be sealed with an exterior grade sealant to prevent moisture from worsening the condition.

Recommendation

Contact a qualified concrete contractor.

Front walkway

Driveway cracks

Driveway

Driveway cracks

3.4.2 Walkways & Driveways

Moderate Recommendation

SPALLING NOTED

DRIVEWAY

Areas of spalling were noted in the front driveway/walkway. Spalling can be caused by Improper curing / poor finishing techniques, Bond failure in two-course construction, Electrochemical reactions (such as from de-icing salts) Corrosion/oxidization of reinforcing rebar (due to water exposure). While this process takes place over a long period of time, these areas will continue to worsen over time if not properly patched/repaired. Recommend correction as needed.

Recommendation

Contact a qualified concrete contractor.

Driveway spalling

Example photo

Example photo

3.5.1 Exterior Doors

Routine Maintenance Item

EXTERIOR DOOR WOULD NOT OPEN

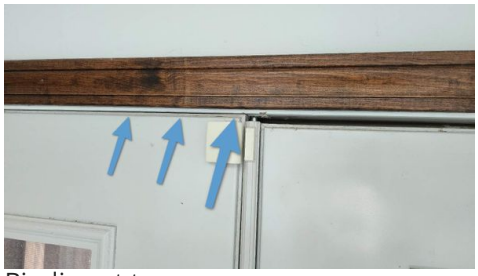
SUNROOM DOOR

At the time of the inspection, one or more exterior doors would not open. The door appeared to be jammed shut due to considerable binding at the top. This is likelythe result of slab settlement which has caused the door to shift. Settlement cracking was noted in areas of the sun rooms drywall. Recommend further evaluation and repair to ensure proper operation.

Recommendation

Contact a qualified general contractor.

Sunroom door


Binding at top

3.5.2 Exterior Doors

Routine Maintenance Item

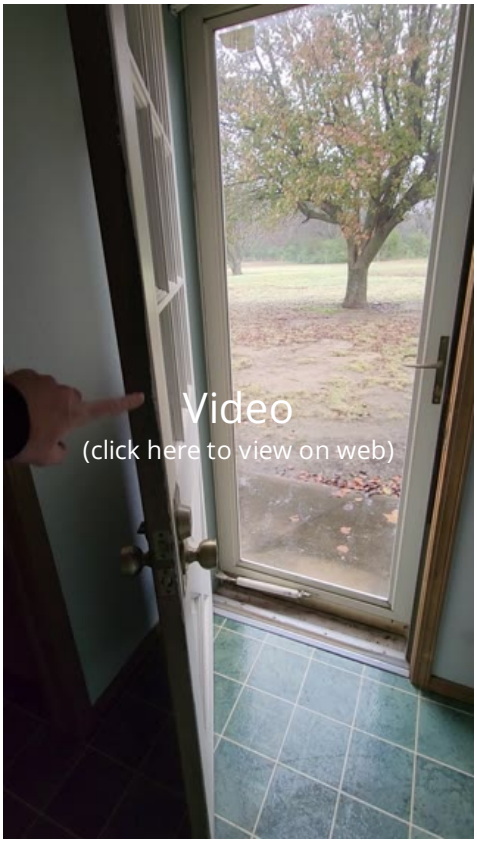
DOOR OUT OF PLUM

BACK LEFT EXTERIOR DOOR

One or more exterior doors would not stay open on it's own. This is caused by the door not being hung plumb or falling out of plum over time. A simple fix is to remove the door hinge pin and hammer it on a concrete surface a few times to add a slight bend to the door pin. Reinstall the door pin. This slight bend will cause a minor bit of friction in the hinge, allowing the door to stay open. If this does not work with one hinge, keep trying on all 2-3 hinges till door stays open.

Recommendation

Contact a qualified general contractor.



Back left exterior door

3.6.1 Windows

Routine Maintenance Item

DETERIORATED/ MISSING CAULK

MULTIPLE LOCATIONS AROUND HOME

Routine Maintenance: The caulking around one or more exterior windows was deteriorated and or missing. We recommend properly sealing. Exterior caulking is the first energy efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices, a home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage to structural elements.

Recommendation

Contact a handyman or DIY project

Front right window

Right side

Right side

Back right

3.6.2 Windows

SCREENS MISSING

COUPLE LOCATIONS NOTED

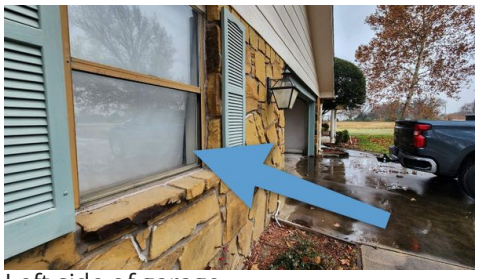
Routine Maintenance Item

We noted screen(s) missing in one or more window locations. It may be desirable to replace window screens where missing. We recommend consulting with the owner regarding any screens that may be in storage.

Recommendation

Contact a qualified window repair/installation contractor.

Back side


Left side of garage

3.7.1 Electrical

Routine Maintenance Item

LIGHT BULB MISSING/INOPERABLE

FEW LOCATIONS NOTED

One or more exterior light bulbs were missing or inoperable at the time of the inspection. It's possible that these are on a timer or dusk to dawn sensor. Recommend verifying and or having the bulb replaced or consult seller to ensure operation before closing.

Recommendation

Contact a handyman or DIY project

Back left exterior light

Front porch light

Front left

3.7.2 Electrical

Moderate Recommendation

TESTER SHOWS OPEN GROUND

RIGHT SIDE OF GARAGE

One or more outlets were found with an open ground. This can cause an electrical surge to the plugged in appliance resulting in damage or electrical shock. The inspector recommends having these outlets replaced with GFCI outlets for safety purposes.

Right side of garage

Recommendation

Contact a qualified electrical contractor.

3.7.3 Electrical

Moderate Recommendation

GFCI PROTECTION NOT INSTALLED

ALL EXTERIOR OUTLETS

Recommendation: GFCI Protection was noted as missing at one or more outlets on the exterior. GFCIs are required on all exterior outlets and have been since the mid-1970's. It's possible that these outlets are downstream from a defective GFCI. If the home was built prior to this date range, this requirement is grandfathered in for the original outlets. However for safety purposes and to comply with modern standards, we recommend upgrading all exterior outlets to GFCI's.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

Right side of garage

Front porch outlet

Back side

Left side

3.8.1 Plumbing

Moderate Recommendation

ANTI-SIPHON DEVICE MISSING

ALL EXTERIOR FAUCETS

There were no anti-siphon devices installed on the exterior hose bibs. Some exterior hose bibs come equipped with an anti siphon device already installed. These are needed to help the pipe from freezing. It's main purpose is to prevent water from siphoning back into the house should the end of a hose be left in a pool of water. These can be purchased at most local hardware stores and screw onto the hose bib.

Recommendation

Contact a handyman or DIY project

Example of Anti-Siphon Device

Front right exterior faucet

Back right

4: ROOF SYSTEM

4.1	Roof Structure
4.2	General
4.3	Coverings
4.4	Flashings
4.5	Roof Drainage Systems
4.6	Skylights, Chimneys & Other Roof Penetrations

Information

General: Roof Type/Style
Gable

General: Covering Material
Asphalt Shingle

General: Number of Layers
1 Layer

General: Roof Structure
Rafter

General: Flashings
Metal

General: Inspection Method
Roof

General: Roof Decking
Plywood

General: Valley Materials
Asphalt Shingle Lap

General: Percentage Inspected
100 %

General: **Roof Photos**

Seen here are general roof photos. Any and all defects identified will be listed separately in this report.

General: **Approximate Age**

15 to 20 years

This approximation is simply an estimate based on the inspectors observations and is not intended to be exact.

General: **BUYER - Complete this before you close:**

Check with your insurance company and secure written confirmation that they have made a physical inspection and will insure this roof for one year.

Observations

4.3.1 Coverings

Moderate Recommendation

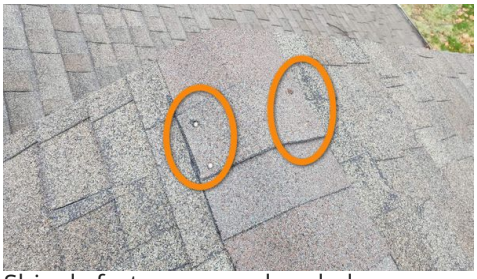
NAIL HEADS EXPOSED

MULTIPLE LOCATIONS NOTED

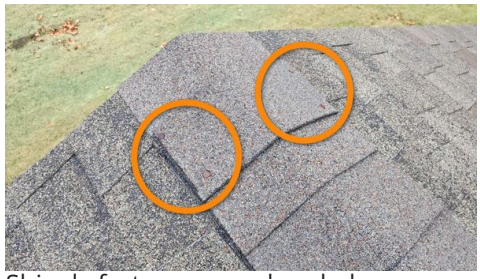
Exposed/poorly sealed nail heads were noted at the roof flashing and/or ridge shingles or head walls. Exposed/poorly sealed nail heads can allow water to penetrate past the roof covering given enough time. As the exposed portion of the nail rusts, more space will become available between the nail and the roofing material for water to penetrate. This condition can usually be remedied by sealing or caulking affected areas an exterior grade sealant. The inspector recommends ensuring all exposed nail heads are adequately sealed.

Recommendation

Contact a qualified roofing professional.


Shingle fasteners need sealed

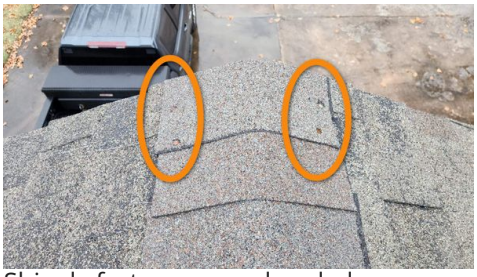
Flashing fasteners need sealed

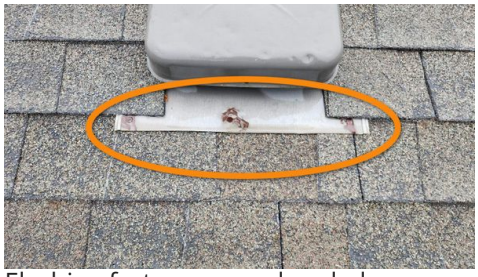

Shingle fasteners need sealed

Flashing fasteners need sealed

Fasteners need sealed

Flashing fasteners need sealed


Shingle fasteners need sealed


Flashing fasteners need sealed

4.3.2 Coverings

Moderate Recommendation

SHINGLES HAVE WIND/STORM DAMAGE

FRONT SIDE

We noted wind/storm damage to one or more shingles at the time of the inspection. This can be in the form of shingles bent backwards or shingles that are missing or loose. Recommend replacement of damage shingles to ensure water tightness of the roof coverings.

Recommendation

Contact a qualified roofing professional.

Wind damage

Several locations noted

4.3.3 Coverings

Moderate Recommendation

AGING ROOF

ROOF COVERINGS

The roof in it's current condition, showed excessive signs of aging including but not limited to: Granual loss, craze cracking, significant or excessive wear and tear, hail, or displayed areas in need repairs.

The inspector recommends having the roof further evaluated by a licensed roofing contractor.

Recommendation

Contact a qualified roofing professional.

Excessive aging

Significant granular loss

Aging roof

Example photo

Aging roof

4.5.1 Roof Drainage Systems

Moderate Recommendation

DOWNSPOUTS DRAIN NEAR HOUSE

COUPLE LOCATIONS NOTED

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions to drain at 3 to 4 feet from the foundation. Grading around the home should be taken into consideration when installing downspouts as it may not be necessary where the grading is adequate in directing water flow. Splash blocks are ineffective method of diverting rain water away from the foundation.

Here is a helpful DIY link and video on draining water flow away from your house.

Recommendation

Contact a qualified gutter contractor

Back right corner

Left side

4.6.1 Skylights, Chimneys & Other Roof Penetrations

Moderate Recommendation

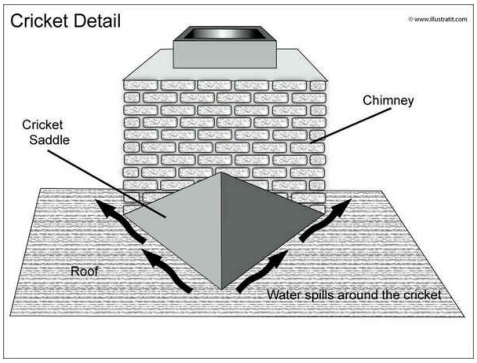
CRICKET MISSING

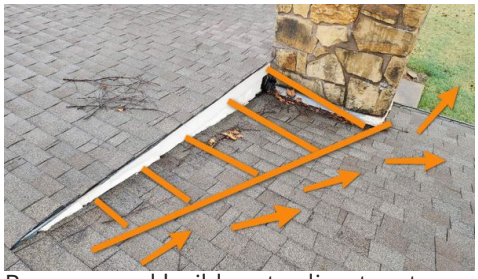
CHIMNEY

The chimney had no cricket installed. A cricket is a small section of roof built on the uphill side of a chimney to prevent rain and snowmelt from pooling and causing damage from roof leakage. Crickets are recommended for chimneys measuring 30 inches wide or more. This condition may result in premature failure of roofing in this area and/or damage to home materials or personal belongings from moisture intrusion. We recommend you consult with a professional roofing contractor to discuss options and costs for correction.

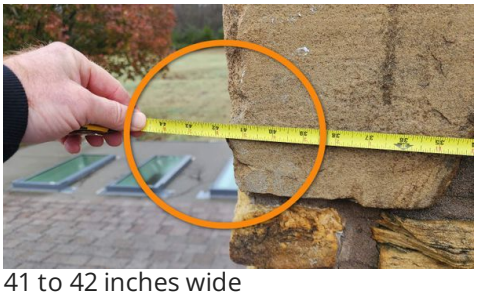
Recommendation

Contact a qualified roofing professional.




Recommend build up to divert water

Over 30 inches


41 to 42 inches wide

Potential snow/water accumulation

4.6.2 Skylights, Chimneys & Other Roof Penetrations

Routine Maintenance Item

EVIDENCE OF HAIL TO SOFT METALS

EVIDENCE OF HAIL

We noted hail damage to soft metals visible on roof penetrations such as combustion flues, roof vente or flashings. This is typically a clean indicator that the roof coverings have been exposed to at least minor hail at one time or another. This evidence could have occurred before the roof was last replaced as it is common for the old flues and roof vents to remain in place. None of the flues or vents appear to be damaged to the point of affecting functionality. If this is a concern, have a licensed roofing contractor further evaluate the roof coverings.

Recommendation

Recommend monitoring.

Evidence of hail

Evidence of hail

4.6.3 Skylights, Chimneys & Other Roof Penetrations

Moderate Recommendation

GAP IN FLASHING

BASE OF CHIMNEY

We noted gaps in one or more areas of flashing that will allow moisture intrusion into the decking, attic or home. Flashings should have no gaps/voids and be installed in a way that routs water away from the flashed area. Recommend sealing this gap to minimize the possibility of moisture intrusion.

Recommendation

Contact a qualified roofing professional.

Gap in flashing

Base of chimney

Moisture damage below this area

Evidence of moisture below gap

5: GARAGE

5.1	General
5.2	Floor
5.3	Ceiling
5.4	Walls & Firewalls
5.5	Occupant Door (From garage to inside of home)
5.6	Electrical
5.7	Garage Door
5.8	Garage Door Opener

Information

General: Size/Type
2-Car

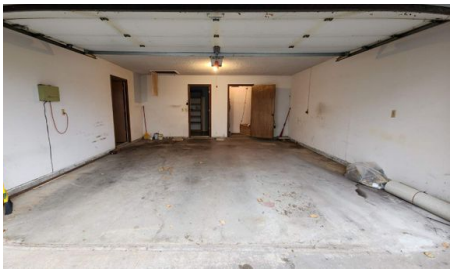
Garage Door: Material
Metal, Insulated

Garage Door: Type
Sectional

Garage Door Opener: Brand
Overhead Door

Garage Door Opener: Number of Garage Vehicle Door Openers
1

General: Garage Photos
Seen here are general garage photos. Any and all defects are listed separately in this report.



Garage Door: **Overhead Door Introduction**

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition
- mounting brackets
- automatic opener
- automatic reverse
- photo sensor
- switch placement
- track & rollers
- manual disconnect

Limitations

Garage Door Opener

AUTO-REVERSE DISCLAIMER

Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

Observations

5.2.1 Floor

MINOR CRACKS

Routine Maintenance Item

GARAGE FLOOR

We observed cracks at the garage floor. These are common as concrete cures and are not structural in nature and can be sealed as needed with exterior grade concrete sealant. Movement in the soil can also be contributing factor in older or aged concrete in certain cases. Recommend sealing and monitoring going forward.

Recommendation

Recommend monitoring.

Garage floor

Garage floor

5.4.1 Walls & Firewalls

SETTLEMENT CRACKING/EVIDENCE OF SETTLEMENT

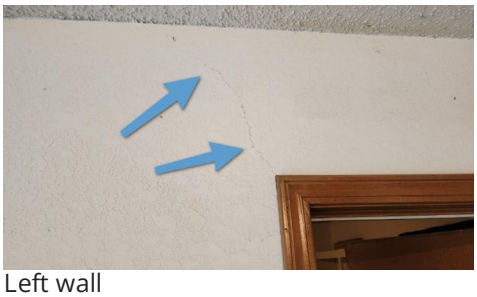
Routine Maintenance Item

GARAGE

Settlement cracking, drywall seam cracking of other evidence of settlement was noted was noted in one or more areas of the garage. These can be attributed to long term settlement of the home. Recommend having repaired as needed.

Recommendation

Contact a qualified drywall contractor.


Left wall

Back wall

Right wall

Seam separation

5.5.1 Occupant Door (From garage to inside of home)

Moderate Recommendation

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

OCCUPANT DOOR

Door separating garage and home does not meet safety standards. On some doors, this may be due to a window or pet door that has been installed.

Doors in firewalls must be at least 1 3/8-inch thick, metal/steel/solid core wood or a 20-minute fire-rated door. The door should also have self closing hinges installed for additional fire rating purposes.

Hollow core door

Recommendation

Contact a qualified general contractor.

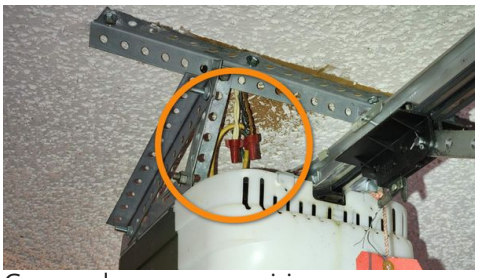
5.6.1 Electrical

Moderate Recommendation

EXPOSED WIRE SPLICES

GARAGE DOOR WIRING

We noted one or more exposed wire splices or splices that were improperly done at the time of the inspection. All wire splices should be contained inside junction boxes for fire rating purposes. Recommend junction box be installed by a licensed professional.



Garage door opener wiring

Recommendation

Contact a qualified electrical contractor.

5.6.2 Electrical

Routine Maintenance Item

OUTLET/SWITCH LOOSE IN WALL BOX

RIGHT WALL

We noted loose outlets or switches inside the wall boxes in the garage. Recommend checking all outlets to ensure tightness. With loose outlets over time, wires can become loose from their lugs which poses a safety issue. These can be tightened by removing cover plate and tightening upper and lower screws.

Right wall

Recommendation

Contact a qualified electrical contractor.

5.6.3 Electrical

Moderate Recommendation

GFCI PROTECTION

ALL GARA OUTLETS

RECOMMENDATION: GFCI Protection was missing at one or more outlets in the garage. This may not have been a requirement when this home was built or, these outlets may be downstream from a defective gfci. If not downstream, recommend replacement of standard outlets with GFCI outlets. If these outlets are downstream from a defective gfci, have gfci replaced for safety reasons and to comply with modern standards.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

Needs gfci protection

Left wall

5.7.1 Garage Door

Routine Maintenance Item

POOR WEATHER SEAL

BOTTOM SEAL

The garage door weather seal that runs along the bottom of the garage door was damaged or otherwise deteriorated. This sweep helps prevent moisture and vermin from entering the garage area. Wooden garage doors will absorb moisture causing rot without a proper weather seal. Recommend having repaired or replaced as needed.

Recommendation

Contact a qualified garage door contractor.

Missing section

Damaged bottom seal

6: ELECTRICAL SYSTEMS

6.1	General
6.2	Electric Panel
6.3	Sub-Panel
6.4	Circuit Breakers
6.5	Branch Wiring, Connected Devices, and Fixtures
6.6	Smoke and CO alarms

Information

General: Electrical Meter/Service
Service Lateral

Electrical service and meter located here.

General: System Grounding
Grounding Rod

General: Main Disconnect Location
In Service Panel

This is where the power to the entire home can be turned off.

General: Service Type
120/240 Volt (3 Wire), 200 Amp

General: Panel Manufacturer
Bryant

General: Location of Service Panel
Interior Garage Wall

This is the location of the main electrical panel

General: Service Conductor
Stranded Copper

General: Branch Wiring
Copper, Copper Multi-strand

General: Wiring Method
Romex, Standard

General: GFCI Locations
None, Not Required

General: AFCI Locations
None, Not Required

Sub-Panel: Sub Panel Manufacturer
Bryant

Sub-Panel: Location of Sub Panel
Laundry Room

Sub-Panel: Sub Panel Protection Type
Breakers

Smoke and CO alarms: Carbon Monoxide Detector Present
All Electric, No

General: Electrical Photos

Panel located in room off garage

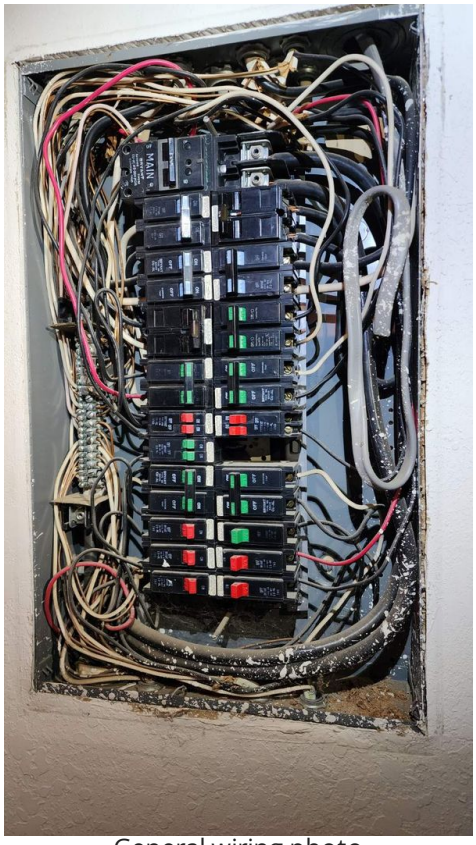
Seen here are general photos of the homes main service entrance and electrical panel. Any and all noted defects are listed separately in this report.

Service entrance/meter location

Panel location

General photo

200 Amp main disconnect


General wiring photo

Thermal reading

Sub-Panel: Sub Panel Photos

Located in laundry room/water heater closet

Seen here are general photo of the homes sub panel. Any and all defects will be listed separately in this report

Sub panel location

General sub panel photo

Circuit Breakers: AFCI Information (None Installed?

INFORMATIONAL: This home does not have AFCI breakers installed. This may have not been a requirement when the home was built in which case it is "grandfathered" in and only required if considerable upgrades are done to the electrical systems.

What is an AFCI? (Arc Fault Circuit Interrupter) is a circuit breaker designed to stop fires by sensing non-functional electrical arcs and disconnect power before the arc starts a fire. The arc fault circuit breakers should distinguish between a working arc that may occur in the brushes of a vacuum sweeper, light switch, or other household devices and a non-working arc that can occur, for instance, in a lamp cord that has a broken conductor in the cord from overuse. Arc faults in a home are one of the leading causes for household fires. The 2008 NEC requires installation of combination-type AFCIs in all 15 and 20 ampere residential circuits with the exception of laundries, kitchens, bathrooms, garages, and unfinished basements. AFCIs are designed to protect against fires caused by electrical arcing faults.

Branch Wiring, Connected Devices, and Fixtures: Disclaimer- Switches

Light Switches

Please consider that fact more often than not and especially with regards to older homes, not all installed light switches and which particular fixture they control, can be accurately identified. Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond in which case are not tested. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Sometimes switches have been eliminated or appear not to operate anything at all. Often, outlets are inaccessible due to furniture or other obstructions. This being said, location, identification and functionality of all switches in the structure may not be confirmed by the inspector.

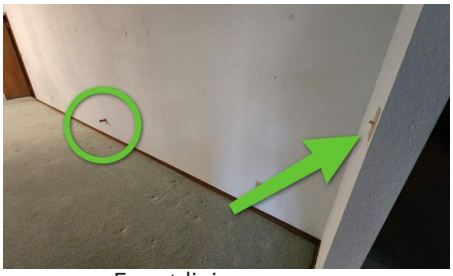
Branch Wiring, Connected Devices, and Fixtures: Gfci Date Information

A GFCI (ground fault circuit interrupter) outlet is a device that adds a greater level of safety by reducing the risk of electric shock. Most building codes now require that a GFCI outlet be used in wet locations such as bathrooms, kitchens, laundry rooms and outdoors.GFCI (Ground Fault Circuit Interrupter) outlet monitors for a current imbalance between the hot and neutral wires and breaks the circuit if that condition occurs. A circuit breaker usually will trip if you receive a shock, but it may not act fast enough to protect you from harm. A GFCI outlet is more sensitive and acts faster than a circuit breaker or fuse and is thus an important safety feature. If the subject home was built prior to these dates it is considered "grandfathered in" therefore it isn't required. Related dates for requiring GFCI or GFIC in the NEC code (15 & 20 amp 120 volt):1971 - Within '20 of pool 1973 - Exterior outlets below 66" 1975 - Bathrooms and powder rooms1978 - Garages 1987 - Finished Basements and Kitchens (within 6 feet of a sink)1990 - Unfinished Basements and Crawl spaces 1993 - Wet bars and all bathrooms 1996 - All kitchen countertop outlets, Unfinished outbuildings, All outdoor receptacles 2005 - Within 6 feet of the outside edge, in any direction of any laundry sink 2008 - Garage Door Opener outlets
Note: Exceptions are refrigerators, freezers, and sewage lift pumps. It is recommended that outlets in all the locations listed above are GFCI protected. If additions, upgrades or renovations are made in locations that do not have GFCI outlets, they will need to be installed during the upgrade.

Branch Wiring, Connected Devices, and Fixtures: Switch Operated Outlet

Two locations noted

We noted an outlet that was controlled by a light switch by the front door. This was common in homes built in this time period. The living room doesn't have a ceiling light fixture installed so the switch would be used to operate a lamp that is plugged into the outlet it controls.


Front living room

Den

Smoke and CO alarms: Smoke Alarms Present

Yes, Too few

Smoke alarms are required in all bedrooms and hallways leading to bedrooms. Missing smoke alarms are a safety concern in the event of a fire. After approx 10 years, smoke alarms start to loose their ability to detect smoke as the sensors fail. Recommend ensuring smoke alarms are installed in all required areas. On older homes, checking date codes is advised.

Limitations

Sub-Panel

INADEQUATE WORK SPACE/CLEARANCE

SUB PANEL

We noted a In a electrical panel that did not have adequate work space clearance. Standards require a clear area for access and working in front of an electric panel at least 36 inches in depth. The work space shall not be less than 30 inches wide in front of the electrical equipment and not less than the width of the equipment. For this reason, the panel cover could not be safely removed. No comments can be made to the interior condition of this panel.

Inadequate work space clearance

Observations

6.2.1 Electric Panel

Moderate Recommendation

BUSHING MISSING/LOOSE

TOP RIGHT SERVICE PANEL

One or more bushings were missing or loose from where wires enter holes in panel. This is a potential safety hazard because the wiring insulation can be cut or abraded on the metal edg

Recommendation

Contact a qualified electrical contractor.

Missing bushing

6.2.2 Electric Panel

Moderate Recommendation

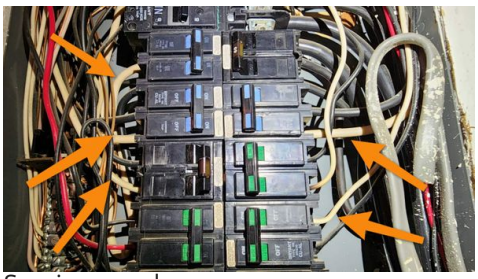
RE-IDENTIFY WIRES

SERVICE PANEL

One or more energized conductors in panel had white, gray or green insulation. Insulation on energized conductors should be black or red in color to identify them as energized wires. Recommend that a qualified electrician re-identify wires per standard building practices. For example, by wrapping in black vinyl tape or marking with a black permanent marker.

Recommendation

Contact a qualified electrical contractor.


Service panel

6.2.3 Electric Panel

EVIDENCE OF SCORCHING/HEAT DAMAGE

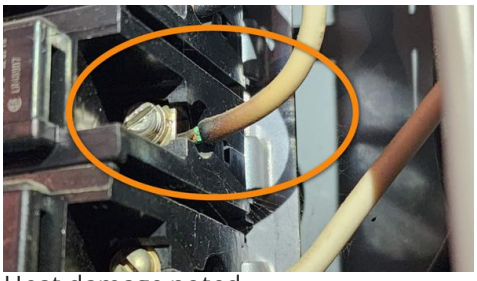
Moderate Recommendation

SERVICE PANEL

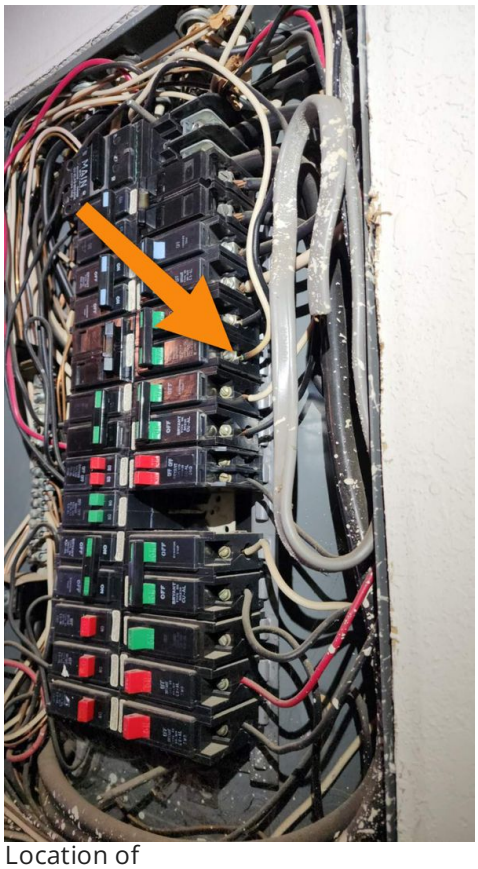
One or more areas or components of the electrical service panel displayed evidence of scorching or heat related damaged. The inspector was unable to determine when this damage took place. This condition in an electrical panl is a considerable safety concern. A licensed electrician should evaluate the panel and make necessary repairs.

Recommendation

Contact a qualified electrical contractor.



Heat damage noted



Location of

6.2.4 Electric Panel

OPEN SLOTS, BREAKERS

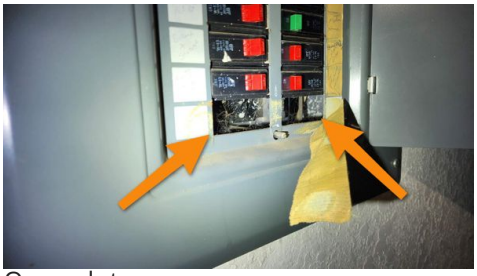
Moderate Recommendation

SERVICE PANEL

One or more slots where circuit breakers are normally installed were open in the panel. Energized equipment was exposed and can be a shock and fire hazard from lack of containment. Recommend that a licensed electrician install closure covers where missing.

Recommendation

Contact a qualified electrical contractor.


Open slots

Open slots

6.4.1 Circuit Breakers

Moderate Recommendation

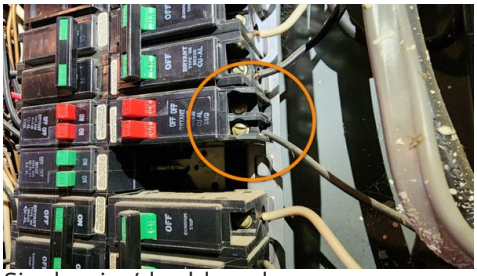
SINGLE WIRE, DOUBLE POLE BREAKER

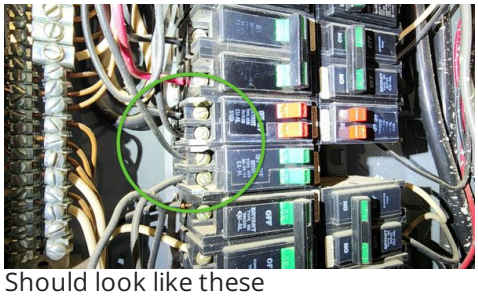
SERVICE PANEL

One or more double pole circuit breakers at panel(s) had only one wire connected to their terminals. Normally 2 hot wires on a circuit are used with a double pole breaker. When only 1 wire is used, and that circuit becomes overloaded, the circuit breaker may not trip. This is a potential safety hazard for fire and/or shock. A qualified electrician should repair per standard building practices.

Recommendation

Contact a qualified electrical contractor.


Single wire/double pole


Should look like these

6.4.2 Circuit Breakers

Moderate Recommendation

MISSING/BROKEN HANDLE TIE

SERVICE PANEL

Although it may not have been required when the panel was installed, one or more multi wire branch circuits displayed missing handle ties and some were damaged. Ties should be installed to prevent one side from being turned off while the other stays on. Recommend ties be installed/repaired by a licensed electrician.

Missing handle ties

Recommendation

Contact a qualified electrical contractor.

6.5.1 Branch Wiring, Connected Devices, and Fixtures

Moderate Recommendation

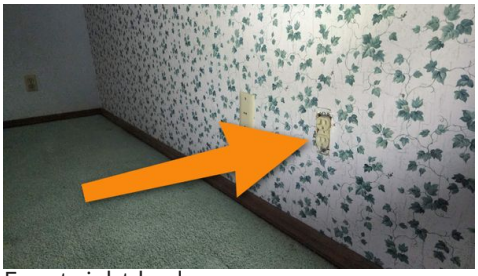
COVER PLATES MISSING

FRONT RIGHT BEDROOM

One or more outlets were missing their cover plates at the time of the inspection. Cover plate are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed or replaced where missing. Recommend installation of plates.

Recommendation

Contact a handyman or DIY project



Front right bedroom

6.5.2 Branch Wiring, Connected Devices, and Fixtures

Moderate Recommendation

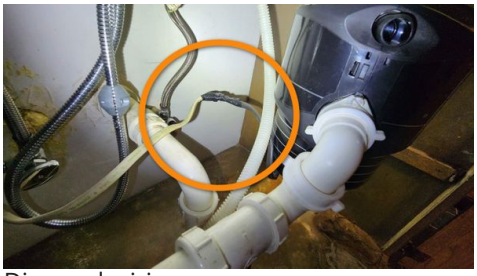
EXPOSED WIRE SPLICES

KITCHEN

One or more wire connections were noted as improperly spliced at the time of the inspection. This is potential shock hazard. For safety fire prevention purposes, the inspector recommends junction box be installed by a licensed professional.

Recommendation

Contact a qualified electrical contractor.



Disposal wiring

Behind fridge

6.5.3 Branch Wiring, Connected Devices, and Fixtures

Routine Maintenance Item

LIGHT BULB MISSING/INOPERABLE

MULTIPLE LOCATIONS THROUGHOUT HOME

One or more light bulbs were missing or inoperable. Recommend having the bulb replaced to ensure operation before closing. If the light still does not work after replacing the bulb, consider consulting an electrician for repairs.

Recommendation

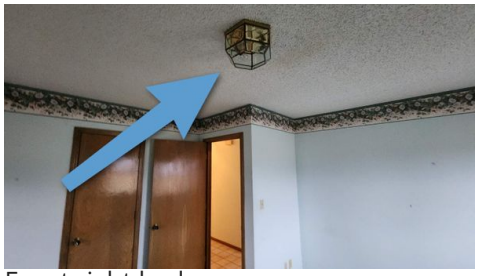
Contact a handyman or DIY project

Off kitchen hallway

Just inside garage door

Dining

Laundry room light


Front right bedroom

Master bath

6.5.4 Branch Wiring, Connected Devices, and Fixtures

Moderate Recommendation

OUTLET HAS NO POWER

BACK LEFT BEDROOM

The oulet(s) pictured here did not have power at the time of the inspection. This indicates an issue with the outlet wiring or breaker. Recommend evaluation and repair by a licensed electrician.

Back left bedroom

Recommendation

Contact a qualified electrical contractor.

6.5.5 Branch Wiring, Connected Devices, and Fixtures

Routine Maintenance Item

OUTLET LOOSE IN WALL BOX

MULTIPLE LOCATIONS THROUGHOUT HOME/CHECK ALL

We noted loose outlets inside the wall boxes at one or more locations throughout the home. Recommend checking all outlets to ensure tightness. With loose outlets over time, wires can become loose from their lugs which poses a safety issue. While a licensed electrician is recommended, these can typically be tightened by removing cover plate and tightening upper and lower screws.

Recommendation

Contact a qualified electrical contractor.

6.5.6 Branch Wiring, Connected Devices, and Fixtures

Moderate Recommendation

GFCI PROTECTION NOT INSTALLED

KITCHENS AND BATHROOMS

No GFCI protection was present in all the recommended locations. This may not have been a requirement when the home was built in which case it is grandfathered in to this modern standard. For safety purposes, we recommend that a licensed electrician upgrade these outlets by installing ground fault receptacles in all recommend locations (Kitchen, Bathrooms, laundry rooms, Exterior, Garage, shops, outbuildings, sheds, Crawlspace, Basements, Wet Bars, and all locations within 6 of water sources). The inspector recommends upgrading these outlets for safety purposes.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

Back left bath

All kitchen counter outlets

Hall bath

Hall bath

Master bedroom

6.5.7 Branch Wiring, Connected Devices, and Fixtures

Moderate Recommendation

MISSING/SUBSTANDARD CONDUIT

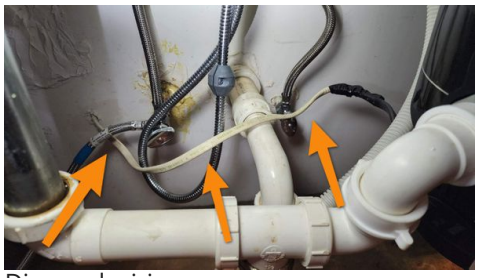
COUPLE LOCATIONS NOTED

We noted one or more areas of electrical wiring that was exposed or not properly contained within conduit and subject to damage. Wiring should be fully contained within the wall or in conduit if not. Recommend that all wiring be adequately contained inside the wall or in surface mounted conduit. All work should be completed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

Above vent hood


Disposal wiring

6.6.1 Smoke and CO alarms

Moderate Recommendation

SMOKE ALARMS MISSING

BEDROOMS

We noted smoke alarm(s) missing from one or more required locations. This is potential safety concern. Recommend having a smoke alarm installed in this room/area and verifying operation before closing.

Recommendation

Contact a qualified electrical contractor.

Missing in bedrooms

Missing in bedrooms

7: PLUMBING SYSTEMS

7.1	General
7.2	Water Supply, Distribution Systems & Fixtures
7.3	Drains, Wastes, & Vents
7.4	Water Heating Equipment
7.5	Water Heating Equipment 2
7.6	Fuel Storage & Distribution Systems

Information

General: Water Source / Location
Water Meter, Left Side of Driveway

General: Interior Cut-off Location
Could Not Locate

No interior water cut off identified.

General: Water Flow and Pressure
Not Taken

Water pressure reading was not obtained

General: Drain, Waste & Vent Material
PVC, Possible Cast Iron

General: Sewage Type
Not Determined

Water Heating Equipment: Year Built
2016

Water Heating Equipment: Capacity
50 Gallon

Water Heating Equipment: Power Source/Type
Electric

Water Heating Equipment: Fuel Cut Off
Electric Panel

Water Heating Equipment 2: Year Built
2016

Water Heating Equipment 2: Capacity
50 Gallon

Water Heating Equipment 2: Power Source/Type
Electric

Water Heating Equipment 2: Fuel Cut Off
Electric Panel

Fuel Storage & Distribution Systems: Main Gas Service
No Gas, All Electric

General: Exterior Cut-off At Meter

Located in front left yard

This is where the water to the entire home can be shut off using a standard water key or wrench.

Exterior cut off at meter

Water meter location

General: Shut Off Not Found

None identified

The inspector was not able to find the interior main water shut-off valve. The client(s) should consult with the property owner(s) to determine if a shut-off valve exists or hire a qualified plumber if necessary to find it. If no interior shut-off valve is found for the structure, then recommend having a qualified plumber install one to more easily allow the water supply to be turned off in the event of an emergency, such as when a supply pipe bursts. As it sits, the main water supply would have to be shut off at the main water meter.

General: Supply/Distribution Material

Copper

Not all supply piping is visible during a typical home inspection as it is mainly concealed inside walls. Listed here are the types of plumbing that were visible to the inspector at the time of the inspection. For example, small sections under kitchen and bathroom sinks or around water heaters.

General: Clean out location

Clean out located on left side

left side

This is where the main drainage line to and from the home can be scoped/snaked in the event of a clog or to be otherwise serviced.

Sewer clean out location

General: Evidence of Repairs

Room left of garage

We noted evidence of previous plumbing repairs in one or more areas of the home. We recommend consulting the sellers as to the nature of these repairs.

Adjoining faucet

Repairs noted on inside wall

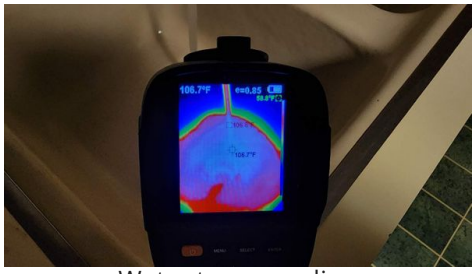
Water Heating Equipment: Water Heater Photos

Located in garage closet

Seen here are general warer heater photos. Any and all defects will be noted separately in this report.

Electric water heater

Data plate



Water temp reading

Water Heating Equipment: Manufacturer

Rheem

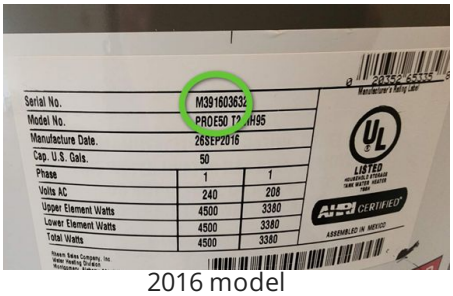
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

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

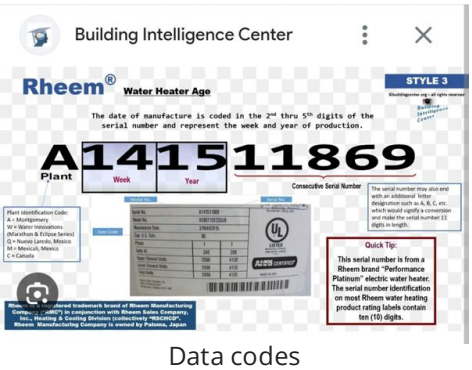
Water Heating Equipment: Unit Middle Aged

2016 model

Water heaters have a typical life expectancy of 9 to 12 years. The existing unit was approximately half way or more to this age range. One cannot predict with certainty when repairs or replacement will become necessary. Regular maintenance and inspections are advised.



2016 model



Data codes

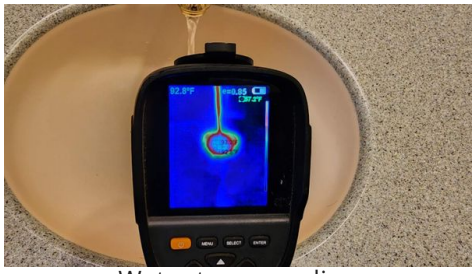
Water Heating Equipment 2: Water Heater Photos

Located in laundry room closet

Seen here are general warer heater photos. Any and all defects will be noted separately in this report.

Electric water heater

Data plate



Water temp reading

Water Heating Equipment 2: Manufacturer

Rheem

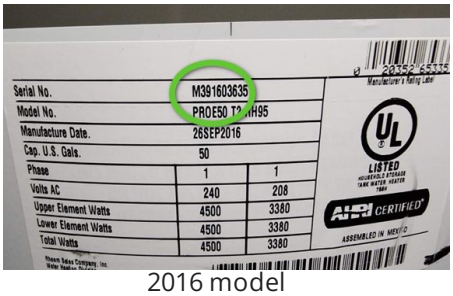
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

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

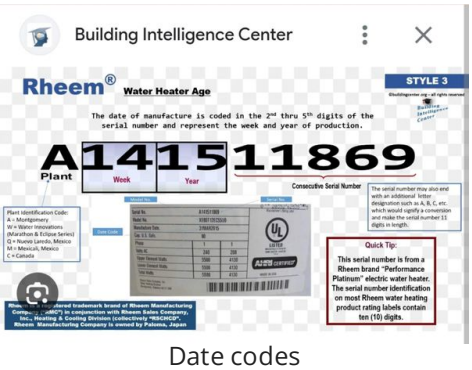
Water Heating Equipment 2: Unit Middle Aged

2016 model

Water heaters have a typical life expectancy of 9 to 12 years. The existing unit was approximately half way or more to this age range. One cannot predict with certainty when repairs or replacement will become necessary. Regular maintenance and inspections are advised.



2016 model



Date codes

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

No Gas

This is where the main gas supply can be shut off for service or in the event of an emergency.

Limitations

General

PLUMBING (ALL HOME LIMITATION)

As is typical of most homes and building structures, the majority of the supply piping is concealed from view. Typically, it is installed inside the walls and under the floors. These sections of piping are not inspected during a typical home inspection and unless visible signs of defects are located in the home, no comments can be made to the condition of these concealed pipes. All visible supply pipes will be inspected

We do not test the water main shut off valve, shut off valves under sinks and behind toilets. Because these valves are left in the on position constantly and for years at a time. These valves can corrode and internal components can become brittle. Turning the valves may cause them to leak or break off causing damage to the property. Shut off valves are not turned, tested, or operated.

Note: All plumbing fixtures throughout the home were tested at the time of inspection, unless the water was off and or stated below.

Note: Vent pipes sections which are located in the walls can not be seen during a visual inspection. These sections are not a part of this inspection and no comments can be made to their overall condition.

Drainage pipes in homes on a slab foundation are mostly underneath the slab and cannot be evaluated during a limited visual inspection. The main drainage pipe from the home to the main sewer line is located underground therefore cannot be viewed. No comments can be made to their condition. If the drainage pipes in the home are of concern to the buyer, he or she may consider having the pipes scoped by a professional/licensed plumber.

Observations

7.2.1 Water Supply, Distribution Systems & Fixtures

Routine Maintenance Item

CORROSION ON SUPPLY FITTINGS

FEW LOCATIONS NOTED

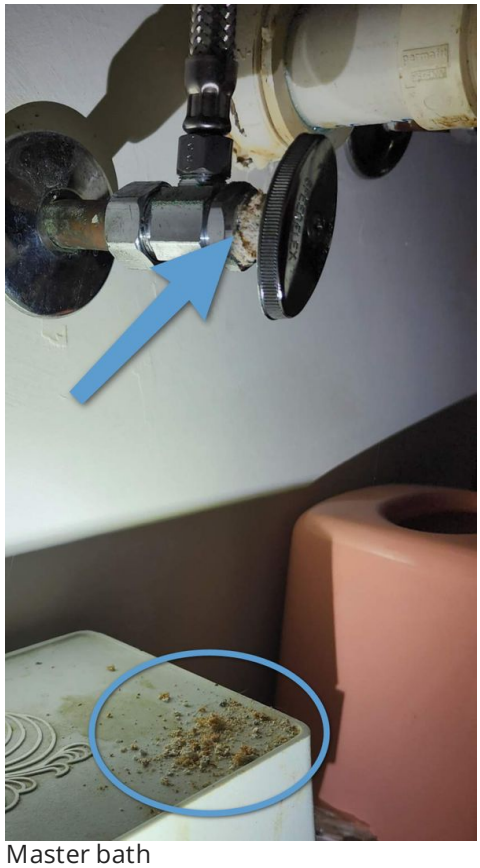
Minor to moderate corrosion was noted on one or more water supply pipes, fittings, shut off valves and or connection points. Recommend having the corrosion removed and monitoring for leaks. Or consider replacing the fittings or valve all together to minimize the possibility for leaks.

Recommendation

Contact a qualified plumbing contractor.

Hall bath

Hall bath


Master bath

7.4.1 Water Heating Equipment

CORRODED PIPES/FITTINGS/WATER SHUT OFF

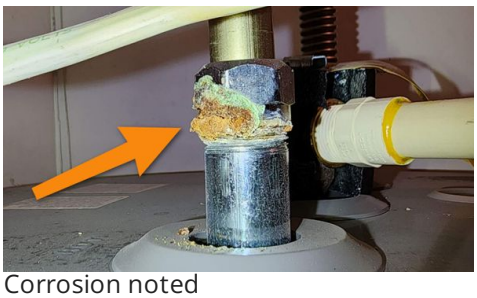
Moderate Recommendation

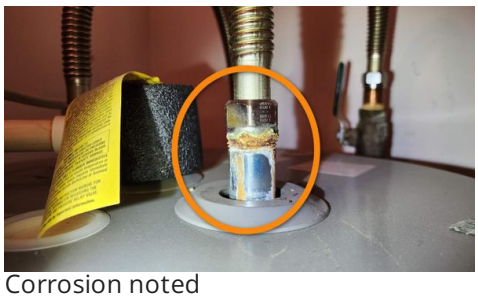
WATER HEATER CONNECTIONS

Corrosion was found at water supply pipes, water shut offs, and/or fittings. This area was not leaking however, likely will if not addressed. Recommend that a qualified plumber evaluate, clean or replace components to prevent leaks from occurring in the future.

Recommendation

Contact a qualified plumbing contractor.


Corrosion noted


Corrosion noted

7.4.2 Water Heating Equipment

IMPROPER WATER HEATER DRAINAGE

Routine Maintenance Item

WATER HEATER DRAINAGE

The water heater had a safety pan installed underneath which had a drain pipe coming off the pan. This pipe should be plumbed to drain in an area that will not cause moisture damage to the home, personal belongings or cause excessive moisture under the home. For example, plumbed into to primary drain. As it sits, of the water heater were to leak or discharge, water would simply flow into the crawlspace. We recommend having this line plumbed to drain properly per standard building practices.

Improper termination

Recommendation

Contact a qualified plumbing contractor.

7.5.1 Water Heating Equipment 2

Moderate Recommendation

CORRODED PIPES/FITTINGS/WATER SHUT OFF

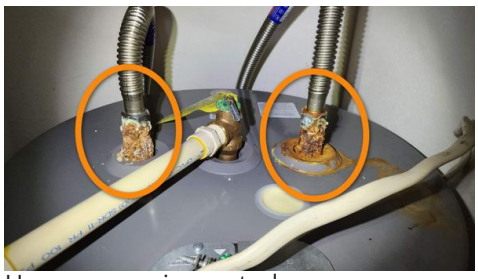
WATER HEATER CONNECTIONS

Corrosion was found at water supply pipes, water shut offs, and/or fittings. This area was not leaking however, likely will if not addressed. Recommend that a qualified plumber evaluate, clean or replace components to prevent leaks from occurring in the future.

Recommendation

Contact a qualified plumbing contractor.

Heavy corrosion noted


Heavy corrosion noted

8: HVAC SYSTEMS

8.1	Normal Operating Controls
8.2	Heating Equipment
8.3	Cooling Equipment
8.4	Duct Systems, Chases, and Vents

Information

Heating Equipment: Heat Type
Forced Air, Heat Pump, Electric Heat

Heating Equipment: Brand
Lennox

Heating Equipment: Year Built
2011

Heating Equipment: Unit Size
Unable to determine/limitation

Heating Equipment: Energy Source
Electric

Heating Equipment: Fuel Cut-Off
Front (Breaker)

Heating Equipment: Flue Material
None

Heating Equipment: Heat Exchanger Small Portion Visible

Only a small portion is visible during a non-invasive inspection.

Cooling Equipment: Energy Source/Type

Electric

Cooling Equipment: Configuration

Central Air Conditioner, Split System

Cooling Equipment: Brand

Lennox

Cooling Equipment: Year Built

2011

Cooling Equipment: Unit Size

4 Tons

Cooling Equipment: Max Fuse

50 Amp

Duct Systems, Chases, and Vents: Register Locations

Supply: High, Return: Low

Duct Systems, Chases, and Vents: Duct Material

Insulated, Flex

Normal Operating Controls: Inspected

The thermostat was tested using normal operating controls with no notable issues identified.

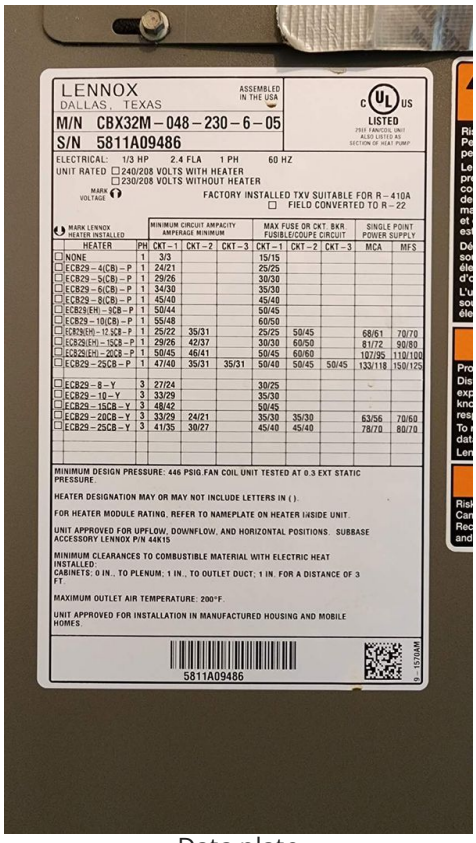
Heating Equipment: Furnace Photos

Located in garage closet

Seen here are general furnace photos. Any and all defects will be listed separately in this report.

Heat temp readings are taken at multiple register locations to ensure adequate function and distribution.

Electric furnace



LENNOX
DALLAS, TEXAS
ASSEMBLED IN THE USA
M/N CBX32M-048-230-6-05
S/N 5811A09486
c UL us LISTED
TXV FANCOIL UNIT ALSO LISTED AS SECTION OF HEAT PUMP
ELECTRICAL: 1/3 HP 2.4 FLA 1 PH 60 HZ
UNIT RATED ☐ 240/208 VOLTS WITH HEATER
☐ 230/208 VOLTS WITHOUT HEATER
MARK VOLTAGE
FACTORY INSTALLED TXV SUITABLE FOR R-410A
☐ FIELD CONVERTED TO R-22

MARK LENNOX HEATER INSTALLED		MINIMUM CIRCUIT AMPACITY AMPERAGE MINIMUM			MAX FUSE OR CKT. BKR. FUSIBLE/COUPE CIRCUIT			SINGLE POINT POWER SUPPLY	
HEATER	PH	CKT-1	CKT-2	CKT-3	CKT-1	CKT-2	CKT-3	MCA	MFS
☐ NONE	1	3/3			15/15				
☐ ECB29-4(CB)-P	1	24/21			25/25				
☐ ECB29-5(CB)-P	1	29/26			30/30				
☐ ECB29-6(CB)-P	1	34/30			35/30				
☐ ECB29-8(CB)-P	1	45/40			45/40				
☐ ECB29(EH)-5CB-P	1	50/44			50/45				
☐ ECB29-10(CB)-P	1	55/48			60/50				
☐ ECB29(EH)-12.5CB-P	1	25/22	35/31		25/25	50/45		68/61	70/70
☐ ECB29(EH)-15CB-P	1	29/26	42/37		30/30	60/50		81/72	90/80
☐ ECB29(EH)-20CB-P	1	50/45	46/41		50/45	60/60		107/95	110/100
☐ ECB29-25CB-P	1	47/40	35/31	35/31	50/40	50/45	50/45	133/118	150/125
☐ ECB29-8-Y	3	27/24			30/25				
☐ ECB29-10-Y	3	33/29			35/30				
☐ ECB29-15CB-Y	3	48/42			50/45				
☐ ECB29-20CB-Y	3	33/29	24/21		35/30	35/30		63/56	70/60
☐ ECB29-25CB-Y	3	41/35	30/27		45/40	45/40		78/70	80/70

MINIMUM DESIGN PRESSURE: 446 PSIG.FAN COIL UNIT TESTED AT 0.3 EXT STATIC PRESSURE.

HEATER DESIGNATION MAY OR MAY NOT INCLUDE LETTERS IN ( ).

FOR HEATER MODULE RATING, REFER TO NAMEPLATE ON HEATER I/4SIDE UNIT.

UNIT APPROVED FOR UPFLOW, DOWNFLOW, AND HORIZONTAL POSITIONS. SUBBASE ACCESSORY LENNOX P/N 44K15

MINIMUM CLEARANCES TO COMBUSTIBLE MATERIAL WITH ELECTRIC HEAT INSTALLED:
CABINETS: 0 IN., TO PLENUM: 1 IN., TO OUTLET DUCT: 1 IN. FOR A DISTANCE OF 3 FT.

MAXIMUM OUTLET AIR TEMPERATURE: 200°F.

UNIT APPROVED FOR INSTALLATION IN MANUFACTURED HOUSING AND MOBILE HOMES.

5811A09486

Data plate

Heat temp reading

Heat temp reading

Heat temp reading

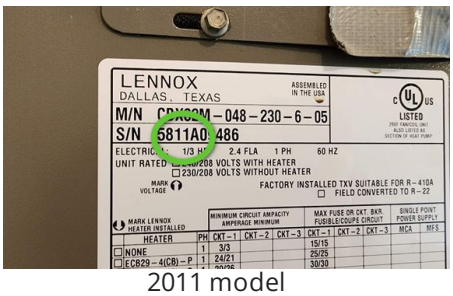
Heat temp reading

Heat temp reading

Heating Equipment: Unit Middle Aged

2011 model

While the furnace was functioning at the time of the inspection, furnaces have a typical life expectancy of 18 to 20 years. The existing unit was approximately half way or more to reaching this age range. One cannot predict with certainty when considerable repairs or replacement will become necessary. Regular maintenance is advised and can significantly increase the lifespan of these units. We recommend entering into a service agreement with a local HVAC company in order to maximize life expectancy.



2011 model

Cooling Equipment: Cooling Photos

Condensing unit

Seen here are general AC photos. Any and all defects are listed separately in this report.

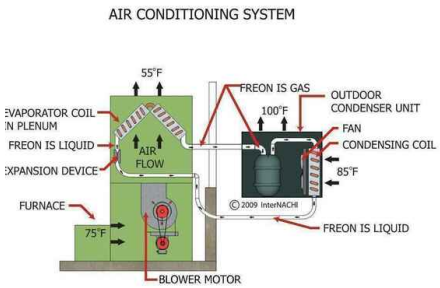
As with all HVAC systems, regular service and maintenance are strongly recommended. Doing this can significantly increase the live span of these components. Recommend entering into a service agreement with a local HVAC company.

Condensing unit

Data plate

Cooling Equipment: Split System

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the exterior so that the heat collected inside the structure could be released to the outside air. Evaporator coils designed to collect heat from the interior were located inside a duct at the furnace and were not directly visible.

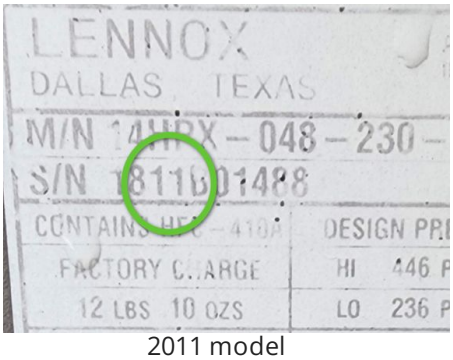


Split A/C System

Cooling Equipment: AC Unit Middle Aged

2011 model

While the AC was functioning at the time of the inspection, modern air conditioners have a typical life expectancy of 15 to 20 years. The existing unit was approx half way or more to this age range. One cannot predict with certainty when considerable repairs or replacement will become necessary. Regular maintenance and service is advised and can significantly extend the life of these units. We recommend entering into a service agreement with a local HVAC company.



2011 model

Date codes

Cooling Equipment: Limited Inspection - Low Temperature

AC not tested

The A/C unit was not tested due to low outdoor temperature. It's true that running air conditioners in cold weather is a bad idea. Air conditioners with condensing units are not designed to be run in cool / cold weather at all. The units contain oil that is designed to lubricate the compressor, and that oil is a heavy grade that works best in warm conditions. When the weather gets cold, the oil becomes thicker, and will not lubricate the compressor properly.

HVAC manufacturers usually recommend that users do not operate their units for prolonged periods of time if the temperature is lower than 65 degrees Fahrenheit. If you need to test your unit, then you should wait until the temperature has been above 65 degrees Fahrenheit for at least three days first. This will allow the oil to warm up and ensure that there is no built-up ice on the condenser.

Temp at time of inspection

Duct Systems, Chases, and Vents: HVAC Filter Location

Filted located at furnace

At Furnace

This is where the return air filters can be accessed and changed as needed. Common return air filters located in the ceiling of the home are recommended to be changed your every 30 to 90 days. The thicker filters typically located at the furnace itself are should be changed every 6 months. This time line can vary based on number of occupants and pets.

Filter located at base of air handler

Limitations

Duct Systems, Chases, and Vents

DUCT WORK LIMITATION

NOTE: WE DONT INSPECT INTERIOR OF DUCTS: During a limited visual inspection, it is impossible to determine the condition of the interior of the return or supply air vents. Inspecting the condition of these ducts would require disassembly or via the use of a camera scope. If the duct work in the home is of concern, we recommend further evaluation by a licensed HVAC professional.

Observations

8.2.1 Heating Equipment

SECONDARY DRAIN SYSTEM MISSING

CONDENSATE DRAINAGE

Moderate Recommendation

Recommend float switch installed here

We noted a furnace that did not have a secondary condensate drain or float switch installed. Secondary drain lines are designed to help prevent damage to the home in case of overflow from the primary drain pan or blockage of the primary condensate tube. Float or wet switches are designed to shut the system down in the event that it detects moisture. As it sits, if the primary drain were to clog, condensation would simply leak out of the evaporator coil cabinet causing damage to the unit and possibly the surrounding areas of the home. We recommend that a secondary drain system of an approved type be installed. Another option is to have a float switch installed that would shut down the system in the event of a primary line clog. With older units that do not have a secondary condensate port available, float switches can be installed on a single condensate drain line configuration.

Recommendation

Contact a qualified heating and cooling contractor

8.3.1 Cooling Equipment

Routine Maintenance Item

AC - INSULATION MISSING OR DAMAGED

LINE INSULATION

We noted missing, damaged or deteriorated insulation on one or more sections of the condensing units suction line on one or more sections. This can cause energy loss and produce condensation. Recommend having the entire line checked for voids then repaired/replaced to ensure proper efficiency.

Line insulation deteriorated

Recommendation

Contact a qualified heating and cooling contractor

9: KITCHEN

9.1	Built-in Microwave
9.2	Garbage Disposal
9.3	Dishwasher
9.4	Wall Oven
9.5	Range
9.6	Range Hood/Exhaust System
9.7	Trash Compactor

Information

Built-in Microwave: **Microwave**

Type

Door

Garbage Disposal: Disposal Brand
Disposal
In-Sink-erator

Fuctional at time of inspection.

Disposal

Wall Oven: Wall Oven Energy Source
Electric

Wall Oven: Wall Oven Type
Single

Range: Cooktop Type
Glass/Ceramic

Range: Range Energy Source
220 Electric Present

Range Hood/Exhaust System: Brand
Vent hood
Kitch-n-vent

Not vented properly at the time of the inspection.

Vent hood

Range Hood/Exhaust System: Type
Not Vented Properly

Trash Compactor: Trash Compactor Brand
Trash compactor
KitchenAid

Not functional at the time of the inspection.

Trash compactor

Built-in Microwave: **Microwave Brand**

Microwave

Panasonic

The microwave was tested using a device specifically designed for teating purposes. The microwave was functional at the time of the inspection.

Microwave

Dishwasher: **Dishwasher Brand**

Dishwasher

Frigidaire

Functional at the time of the inspection.

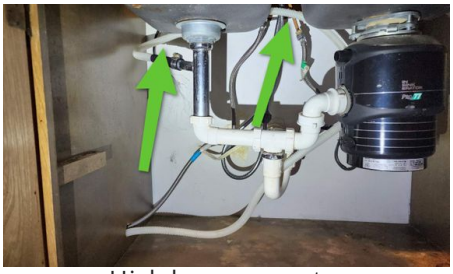
Dishwasher

Dishwasher

Dishwasher: **High Loop Present**

Dishwasher drainage

The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.



High loop present

Wall Oven: **Wall Oven Brand**

Wall oven

Frigidaire

Functional at the time of the inspection.

Wall oven

Thermal oven reading

Range: **Range Brand**
Range
GE

Functional at the time of the inspection.

Electric range

Burner photo

Thermal oven reading

Limitations

Wall Oven

LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features. Inspectors also do not test the accuracy of the thermostat feature. Testing these features are outside the scope of a typical home inspection.

Range

LIMITED INSPECTION

The General Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. Recommend asking the seller about the functionality of any other features.

Observations

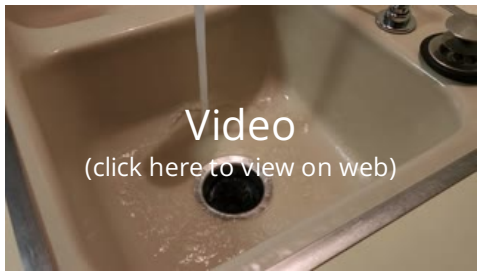
9.2.1 Garbage Disposal

Moderate Recommendation

EXCESSIVE NOISE

DISPOSAL

At the time of the inspection, the garbage disposal was excessively noisy. This could be as simple as removing a foreign object from the interior of the disposal. The inspector recommends having a qualified plumber evaluate and repair.



Here is a helpful DIY troubleshooting video.

Recommendation

Contact a qualified plumbing contractor.

9.6.1 Range Hood/Exhaust System

Routine Maintenance Item

NOT VENTED PROPERLY

VENT HOOD

Since there is no vent pipe installed that would vent to the exterior, vent hoods should be set up for recirculating ventilation. However, the cover on the top front which would allow for recirculating venting was not removed. This does not allow for proper venting as the air cannot escape. Recommend having the lid/cover removed to allow for proper venting.

Recommendation

Contact a qualified appliance repair professional.

Not vented properly

10: BATHROOMS

10.1	Shower
10.2	Toilets
10.3	Bathroom Exhaust, Vents and Heaters
10.4	Jetted Tub

Information

Bathroom Exhaust, Vents and Heaters: Bathroom Exhaust Fans

Fan/Heat/Light

Shower: Carpet in Front of Tub/Shower

We noted carpet in front of a shower, bathtub or toilet in one or more bathrooms. Having carpet in these areas is not advised as it will repeatedly get wet. Mildew is possible. If this is a concern, consider having the carpet replaced with tile.

Hall bath

Jetted Tub: Cleaning & Use

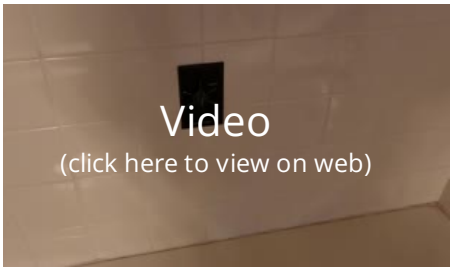
Note: People often use their tubs when they first move in, but after the "newness" wares off they can tend to sit. If you do not use your tub for some time the sediment inside the jet lines can build up and blow out into the tub the next time you use it. This leaves black looking debris in the lines. It is recommended you run the tub at least once or twice a month. If you go a long time without use there are several cleaner products on the market you can purchase to clean them.

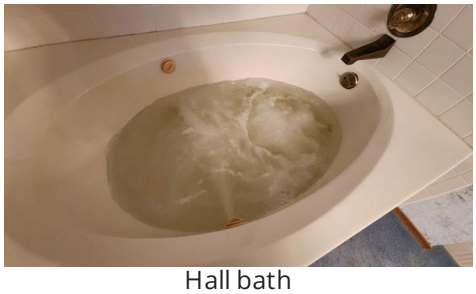
Jetted Tub: Bubble Bath

Note: It is not recommended to use bubble bath in a jacuzzi tub. The bubbles can get sucked into the pump motor and burn it out.

Jetted Tub: **Jetted tub operation**
Hall bath

The jetted tub was operated at the time of the inspection with no functionality issues identified.




Hall bath

Limitations

Toilets

TOILET VALVE IN OFF POSITION

At the time of the inspection, one or more toilets shut off valves were in the off position. Since the inspector is unaware of why this valve is off and the possibility of leaks, we do not operate shut off valves. This creates a limitation for toilet inspections.

Jetted Tub

JETTED TUB ACCESS SEALED

NO VISIBLE ACCESS

At the time of the inspection, there was no visible access to the jetted tubs pump or plumbing components or the access could not be removed. This creates a limitation for the inspector in checking for leaks. Recommend that an access point be installed or existing panels be made accessible for service and maintenance.

Observations

10.1.1 Shower

Routine Maintenance Item

LEAKING SHOWER HEAD

BACK LEFT BATHROOM

One or more shower heads were leaking when operated. It's likely that it simply needs to be tightened or resealed. Recommend repair/replacement by a licensed plumber or handyman.

Recommendation

Contact a handyman or DIY project

Back left bath

10.1.2 Shower

Routine Maintenance Item

FLOORING DAMAGE OUTSIDE OF SHOWER

MASTER SHOWER

Moisture related damage or evidence of moisture was noted in the flooring outside of a shower. This is likely the result of water exiting the shower while in use. Recommend having the flooring repaired and ensuring the shower door/glass is properly sealed.

Recommendation

Contact a qualified professional.

Moisture damage

Master shower

10.2.1 Toilets

Moderate Recommendation

RUNS CONTINUOUSLY

BACK LEFT BATHROOM

The toilet "runs" after being flushed, where water fills from the tank into the bowl. The handle needs to be "jiggled" in order to stop the running and fill the tank. Significant amounts of water can be lost through such constant water flow. A qualified plumber should evaluate and repair or replace components as necessary.

Back left bath

Recommendation

Contact a qualified plumbing contractor.

10.2.2 Toilets

Routine Maintenance Item

LOOSE HANDLE/CHAIN DETACHED

BACK LEFT BATHROOM

At the time of the inspection, one or more toilet handles were loose from it's chain and need to be reattached to ensure proper functionality.

Flush chain detached

Recommendation

Contact a qualified plumbing contractor.

10.3.1 Bathroom Exhaust, Vents and Heaters

Routine Maintenance Item

LIGHT DID NOT OPERATE

BOTH BATHROOMS

We noted a light/fan combo with am inoperable light. Recommend replacing light bulb and verify proper operation prior to closing. If replacement of the bulb doesn't correct the issue, consult an electrician for further evaluation.

Recommendation

Contact a handyman or DIY project

Hall bath

Master bath

10.4.1 Jetted Tub

Routine Maintenance Item

DETERIORATED GROUT/CAULK LINES

HALL BATH

The Grout or caulk lines around the jetted tub were deteriorated at the time of the inspection. This can result in moisture intrusion under the tiles causing them to become loose. Recommend having these areas re-grouted or sealed with caulking to ensure water tightness.

Recommendation

Contact a qualified tile contractor

Hall bath tub

Hall bath surround

10.4.2 Jetted Tub

Moderate Recommendation

JETTED TUB NOT GFCI PROTECTED

HALL BATH

The jetted tub in the master bathroom was not GFCI protected. Although it may not have been a requirement when the home was built or tub was installed, moder standards currently requires them. Recommend having a gfci outlet installed for safety purposes.

Recommendation

Contact a qualified electrical contractor.

Hall bath/needs GFCI

11: INTERIOR

11.1	General
11.2	Walls & Ceilings
11.3	Floors
11.4	Doors
11.5	Windows
11.6	Countertops & Cabinets
11.7	Fireplaces and Chimneys

Information

General: Ceiling Material
Popcorn, Drywall

General: Wall Material
Paneling, Drywall, Wallpaper

General: Floor Coverings
Carpet, Tile, Vinyl

General: Window Type
Single-hung, Double Pane

Fireplaces and Chimneys: Type
Metal

Fireplaces and Chimneys: Fuel Type
Wood

Fireplaces and Chimneys: Fuel Cut-off Location
None

This is where the gas can be turned off to the fireplace.

Fireplaces and Chimneys: Flue/Exhaust Material
Clay Flue

Fireplaces and Chimneys: Damper Operated?

Yes, damper was operational at the time of the inspection.

General: Interior Photos

Seen here are general interior photos. Any and all defects will be listed separately in this report. Rooms occupied by tenants, home owners or any persons are not photographed.

Fireplaces and Chimneys: Fireplace Photos

Living room fireplace

Seen here are general photos of the homes fireplace. Any and all defects will be noted separately in this report.

Living room fireplace

Functional damper

Chimney

Observations

11.2.1 Walls & Ceilings

Moderate Recommendation

SETTLEMENT CRACKING

SEVERAL LOCATIONS NOTED THROUGHOUT HOME

We noted minor cracking on the walls in one or more locations in the home. Vertical or diagonal cracks around doors and windows are common as the home naturally shifts. Drywall seam cracks and drywall tape pulling/buckling are also indicators of movement. These conditions can be attributed to long term settlement due to soil movement. Recommend monitoring or having the condition patched or repaired by a qualified professional. Minimizing moisture accumulation around the foundation is key in minimizing foundation settlement.

Recommendation

Contact a qualified drywall contractor.

Back left bedroom wall

Above hall bath door

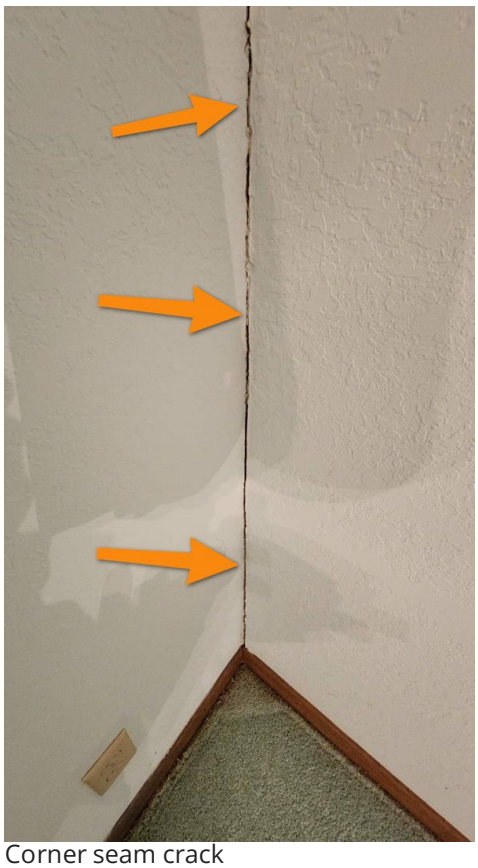
Entry/seam cracking

Hallway

Sun room

Sun room

Front room


Corner seam crack

Corner of front room

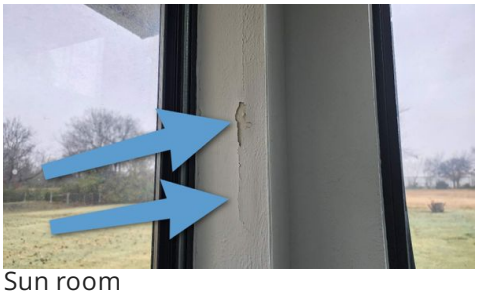
11.2.2 Walls & Ceilings

Routine Maintenance Item

PEELING PAINT

SUN ROOM

We noted one or more areas of the interior walls that displayed peeling paint. This could be the result of moisture intrusion however, the areas was tested with moisture meter and was dry. Recommend scraping, repainting then monitoring going forward.


Sun room

Recommendation

Contact a qualified painting contractor.

11.3.1 Floors

Routine Maintenance Item

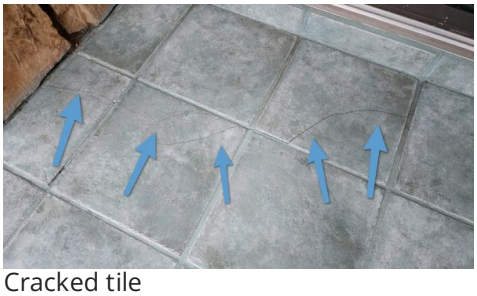
TILE CRACKED/DAMAGED

SUN ROOM

Cracked floor tile was noted in the house in one or more locations. In some cases, this can be an indication of possible foundation or subfloor shifting. The inspector recommends have the cracked/damaged tile replaced as needed.

Recommendation

Contact a qualified flooring contractor


Cracked tile

Sunroom

11.3.2 Floors

Routine Maintenance Item

TRIM MISSING

MASTER CLOSET

Trim was noted as missing in one or more areas of the floor/wall transition at the time of the inspection. Recommend having properly installed as needed.

Master closet

Recommendation

Contact a qualified carpenter.

11.3.3 Floors

Routine Maintenance Item

LINOLEUM FLOOR DAMAGE

BACK LEFT BEDROOM

We noted one or more areas of linoleum flooring that was damaged or otherwise deteriorated. Recommend repairs as needed.

Back left bedroom

Recommendation

Contact a qualified flooring contractor

11.4.1 Doors

Routine Maintenance Item

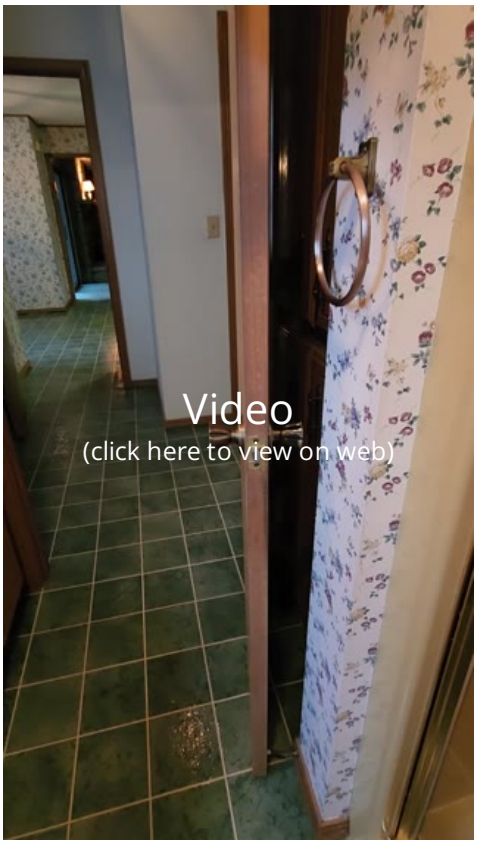
DOOR NOT PLUM

BACK LEFT HALL DOOR

One or more interior doors would not stay open on it's own. This is caused by the door not being hung plumb. A simple fix is to remove the door hinge pin and hammer it on a concrete surface a few times to add a slight bend to the door pin. Reinstall the door pin. This slight bend will cause a minor bit of friction in the hinge, allowing the door to stay open. If this does not work with one hinge, keep trying on all 2-3 hinges till door stays open.

Recommendation

Contact a handyman or DIY project



Back left hall bath entry

11.5.1 Windows

Moderate Recommendation

FAILED SEAL

FRONT RIGHT BEDROOM

We observed condensation between the window panes of one or more windows in the home which indicates a failed seal. Faint fogging or condensate can indicate early stages of failing. This can impact energy efficiency. Recommend qualified window contractor evaluate & replace as needed.

Front right bedroom

Recommendation

Contact a qualified window repair/installation contractor.

11.5.2 Windows

Moderate Recommendation

MOISTURE STAINING/DAMAGE

MULTIPLE LOCATIONS

Moisture staining or damage was noted around one ot more interior windows which indicates leaking. These windows were older and displayed missing/Deteriorated caulking in multiple locations on the exterior windows. Recommend ensuring that all windows and caulked and adequately sealed from the outside.

Recommendation

Contact a qualified window repair/installation contractor.

Room left of garage

Back left bedroom

Back left bath window

Front right bedroom

Master

Master

11.6.1 Countertops & Cabinets

POOR/MISSING CAULK/GROUT

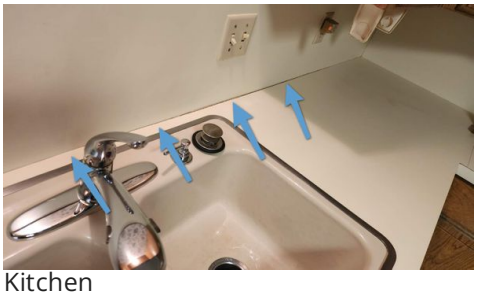
Routine Maintenance Item

COUPLE LOCATIONS NOTED

On or more countertops or backsplashes were missing sufficient caulk/grout/sealant at the transition. This can lead to water damage behind the cabinets in the event of splashes or spills. Recommend adding sealant at the backsplash and areas where counters touch walls.

Recommendation

Contact a qualified handyman.


Kitchen

Hall bath

11.6.2 Countertops & Cabinets

DAMAGED DRAWER SLIDES

Routine Maintenance Item

KITCHEN

We noted one or more drawer slides that were worn/damaged or loose at the time of the inspection. This causes the drawers to wobble or drop when opened. Improper install is the likely cause of the issue. Recommend having these slides repaired, replaced or installed correctly as needed.

Recommendation

Contact a qualified handyman.

Kitchen

11.7.1 Fireplaces and Chimneys

Routine Maintenance Item

CLEAN AND INSPECT BEFORE USE AND ANNUALLY

For safety reasons, all fireplaces, chimneys, free standing stoves, chimney/flue or appliances need to be cleaned and examined by professional fireplace specialist before use & annually. Interior of flues/chimneys are beyond the scope of this inspection.

Recommendation

Contact a qualified fireplace contractor.

12: LAUNDRY ROOM

12.1	Washer Connections
12.2	Dryer Connections

Information

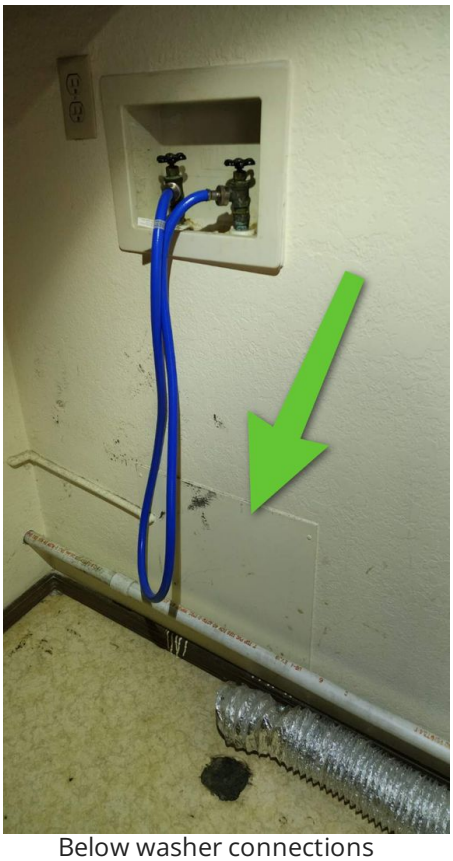
Dryer Connections: Dryer Power Source

220 Electric Present

Dryer power 220

Washer Connections: Evidence of Previous Repairs

We noted evidence of previous repairs underneath the washer box in the laundry room. Although no moisture was present, these repairs are typically the result of a previous water leak. We recommend consulting the seller around the nature of these repairs. No comments can be made to the conditions of the wall structure on the other side of these repairs. Evaluation of the area would require removing the drywall patch is falls outside the scope of a limited, visual home inspection.



Below washer connections

Limitations

Washer Connections

WASHER CONNECTIONS VACANT

Note: The home was vacant at the time of inspection. Determining the true conditions of the service pipes and waste pipe is virtually impossible during a home inspection. The washer connections are not tested at the time of inspection. The inspector visually looks at the connections and the wall around the area (when accessible or not blocked by the height of some washers) There were no signs of stains of leaks noted at the time of inspection unless noted in the findings section below for further review or evaluation.

Observations

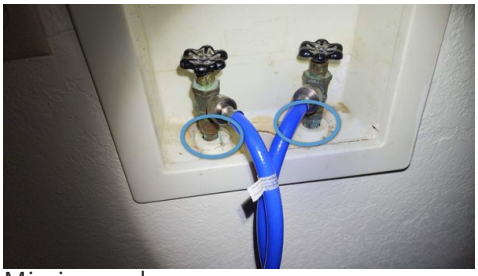
12.1.1 Washer Connections

BOX PENETRATIONS NOT SEALED

Routine Maintenance Item

WASHER CONNECTIONS

At the time of the inspection, the laundry room washer box was missing it's seals, or the seals were damaged/inadequate, at the base of the water supply pipes. These seals, in the event of a leak, prevent water from running into the wall below which will damage drywall. Washer boxes must be water tight in order to properly direct any present moisture to the stand pipe drain. Recommend having this condition corrected.


Missing seals

Recommendation

Contact a qualified plumbing contractor.

13: ATTIC, INSULATION & VENTILATION

13.1	General
13.2	Access
13.3	Attic Insulation
13.4	Vapor Retarders
13.5	Ventilation
13.6	Electrical

Information

General: Attic Access Type
Scuttle Hole

General: Method of Inspection
Attic space

General: Insulation Type
Blown, Cellulose

General: Insulation depth
9 - 14 Inches

General: Vapor Retarders
None

General: Ventilation Type
Box Vents, Gable Vents

General: Attic photos

Seen here are general photos of the attic area. Any and all noted defects are listed separately in this report.

General: Percentage Inspected (Due to limitations)
20 %

This percentage is an estimate based on the assumed size of the attic space and not intended to be 100% accurate.

Ventilation: **Attic Ventilation Disclaimer**

Attic ventilation disclaimer:

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different site locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Limitations

General

LIMITED INSPECTION

LIMITED ACCESS

The attic inspection was limited due to the lack of adequate head room due to framing or roof pitch, return and supply air ductwork and little to no floored surfaces. This makes it difficult and unsafe to navigate the entire attic space. This report refers to visible and accessible areas of the attic only. No comments can be made to the areas that are not accessible.

No access beyond this point

NOTE: No attic access was identified for the middle and right sides of the home.

You may consider having additional attic access installed in the home in order to facilitate future inspections and repairs.

General

INSULATION LIMITATION

ATTIC INSULATION

As typical in most attic spaces, insulation levels cover the majority of the attic floor including but not limited too, the ceiling joists, electrical wiring, underside of duct work, etc. This inspection pertains to visible areas only. No comment can be made to the condition of visibly concealed areas.

Observations

13.6.1 Electrical

UNPROTECTED WIRES NEAR ACCESS

Moderate Recommendation

AT ATTIC ACCESS

At the time of the inspection, unprotected wires were noted near the top of the attic hatch or stairs. This is a potential safety issue to anyone entering the attic. Recommend protecting these wires appropriately.

Recommendation

Contact a qualified electrical contractor.

Attic access