



DUE DILIGENCE PROPERTY INSPECTIONS

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OFFICIAL PROPERTY INSPECTION REPORT(*)

1234 Main Street
Rocky Mount, NC 27803

Buyer Name
05/08/2023 9:00AM



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Amilcar Rodriguez

North Carolina Inspector License #5395
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Dear Client,

Thank you for granting me the opportunity to conduct this property inspection for you! This inspection is being performed in accordance with the standards of practice of the North Carolina Home Inspector Licensure Board and a copy of these guidelines is available from that board. The report contains two sections: 1) the summary pages that contain a list of items that need to be repaired/evaluated/monitored and 2) the body of the report that contains much information about the systems in the house and notes on items in the house. Please read the entire report.

All directions in the report are relative to facing the house from the street or facing the main entrance door unless otherwise stated in the report. Directions for a condominium unit in a building with multiple units are relative to facing the unit from its main entrance door.

The ratings used in the report are defined as follows:

ACC - Acceptable - Item was inspected and was functioning as intended.

R/R - Repair/Replace - Item was inspected and was not functioning as intended, allowing for normal wear and tear, or appeared not to function as intended, based upon documented tangible evidence. These items will need to be repaired/replaced or evaluated by a specialist.

Mon - Monitor - Item had issues but was functioning during the inspection. The item needs to be monitored for changes.

NI - Not Inspected - Item was not inspected and the reason for not inspecting is listed.

NP - Not present - Item was not present at the home.

The observations and defects in the full report and summary pages are color-coded.

Red comments are items that need to be repaired/replaced/evaluated now.

Orange comments are less important items or maintenance items that could be delayed.

Blue comments are items that need to be monitored for changes.

The age/size information included in the report is provided by another source. We do not measure the house to determine its size.

Please call us with any questions that you have. Thanks again for trusting us with your home inspection. Please refer Due Diligence Property Inspections to your family or friends for their home inspection needs.

SUMMARY



ITEMS INSPECTED



MONITOR



MINOR
DEFECT/MAINTENANCE
ITEM



DEFECT

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

The observations/defects in the report/summary pages are color-coded.

- Red comments are items that need to be repaired/replaced/evaluated now.
- Orange comments are less important items or maintenance items that could be delayed.
- Blue comments are items that need to be monitored for changes.

- ⚠ 2.2.1 Roofing - Drainage System: Debris
- ⚠ 2.2.2 Roofing - Drainage System: Not connected to gutter
- ⚠ 2.2.3 Roofing - Drainage System: Standing water in gutters
- ⚠ 2.2.4 Roofing - Drainage System: No splash blocks locn
- ⚠ 2.4.1 Roofing - Chimney: Cracks in crown
- ⚠ 2.6.1 Roofing - Attic Access: PDS length
- ⚠ 2.6.2 Roofing - Attic Access: PDS no insulation
- ⚠ 3.3.1 Exterior - Claddings: Cracks/gaps between brick veneer and window trim
- ⚠ 3.6.1 Exterior - Entryway Doors: Threshold - no seal - locations
- ⚠ 3.6.2 Exterior - Entryway Doors: Door with no support under the threshold
- ⚠ 3.6.3 Exterior - Entryway Doors: Door scrubbed
- ⚠ 3.6.4 Exterior - Entryway Doors: Damaged/ missing sealant
- ⚠ 3.8.1 Exterior - Porch/Stoop: Loose rails - location

- ⊖ 3.8.2 Exterior - Porch/Stoop: Cracks in mortar on steps
- ⚠ 3.9.1 Exterior - Steps/Rails: Loose rail on steps
- ⚠ 3.9.2 Exterior - Steps/Rails: Location steps not level
- ⊖ 3.10.1 Exterior - Deck: Exposed nails
- ⊖ 3.11.1 Exterior - Patio: Voids under concrete slab
- ⊖ 3.11.2 Exterior - Patio: Fire ant mounds
- ⚠ 3.12.1 Exterior - Driveway: Cracks with height change
- ⚠ 3.14.1 Exterior - Garage/Carport: Carport roof joists
- ⚠ 3.14.2 Exterior - Garage/Carport: Cracks/gaps in aluminum over trim
- ⚠ 3.14.3 Exterior - Garage/Carport: Windows
- ⊖ 3.14.4 Exterior - Garage/Carport: Cladding
- ⊖ 3.14.5 Exterior - Garage/Carport: Fascia/soffit/trim
- ⊖ 3.14.6 Exterior - Garage/Carport: Shed roof structure no fasteners
- ⊖ 3.14.7 Exterior - Garage/Carport: Sloping/leaning to the right
- ⊖ 3.15.1 Exterior - Garage Door: Garage door not weather tight
- 🔧 3.17.1 Exterior - Grading/Draining: Yard wet - monitor
- ⚠ 4.2.1 Plumbing - Water Distribution System: No tank
- ⚠ 4.3.1 Plumbing - Drain/Waste/Vent System: Dishwasher drain not loop up to top of cabinet
- ⊖ 4.3.2 Plumbing - Drain/Waste/Vent System: Plumbing vent pipes sealed shut
- ⚠ 4.4.1 Plumbing - Water Heater: TPR not to floor
- ⚠ 4.4.2 Plumbing - Water Heater: No Service Disconnect or off switch
- ⊖ 4.5.1 Plumbing - Main Water Shutoff: Shutoff not visible
- ⊖ 4.7.1 Plumbing - Fuel Distribution System: Rusted pipe on exterior
- ⚠ 4.9.1 Plumbing - Bathroom Toilets: Tanks loose
- ⊖ 4.10.1 Plumbing - Bathroom Sinks: Stopper not work/missing
- ⊖ 4.10.2 Plumbing - Bathroom Sinks: Leaking faucet
- ⊖ 4.11.1 Plumbing - Bathroom Tubs/Showers: Shower head pipe loose
- ⊖ 4.12.1 Plumbing - Kitchen Fixtures: Spray work but not turn faucet off
- ⚠ 4.13.1 Plumbing - Exterior Fixtures: Loose in wall
- ⚠ 5.3.1 Electrical - Main Panel: Holes in panel
- ⚠ 5.3.2 Electrical - Main Panel: Sharp screws
- ⚠ 5.6.1 Electrical - Circuit Conductors: White wires to breakers
- ⚠ 5.10.1 Electrical - Interior Receptacles: Damaged receptacle
- ⚠ 5.11.1 Electrical - Exterior Receptacles: Damaged weather cover
- ⚠ 5.11.2 Electrical - Exterior Receptacles: No neutral
- ⚠ 5.15.1 Electrical - Ceiling Fans: Did not work
- ⊖ 5.16.1 Electrical - Doorbell: Did not work
- ⊖ 6.1.1 Heat/AC - Heat: Missing service disconnect cover
- ⊖ 6.5.1 Heat/AC - Distribution System: Air ducts with loose connections or were damaged
- ⊖ 6.7.1 Heat/AC - Fireplace: Mortar crack/ separation



6.8.1 Heat/AC - Chimney/Flue/Vent: All chimneys and fireplaces should be inspected by a qualified chimney sweep contractor



6.9.1 Heat/AC - Laundry Venting System: Crawl flexible pipe



7.5.1 Interiors - Interior Doors: Scrubbed



7.6.1 Interiors - Interior Windows: Broken glass



8.1.1 Appliances - Dishwasher: No shutoff/bracket - since 2000



8.1.2 Appliances - Dishwasher: Not secured



8.1.3 Appliances - Dishwasher: Did not work



8.2.1 Appliances - Range/Cooktop: No anti-tip



8.6.1 Appliances - Range Hood/Vent Fan: Light not work



8.6.2 Appliances - Range Hood/Vent Fan: No grease screen



9.2.1 Foundation - Grade: Standing water in crawl space



9.2.2 Foundation - Grade: Mound in ground in crawl space



9.10.1 Foundation - Insulation: Missing/falling/dangling insulation



9.10.2 Foundation - Insulation: Vapor retarder facing crawl

1: INSPECTION DETAILS

Information

General: In Attendance
Inspector

General: Occupancy
Vacant, Staged

General: Type of Building
Single Family, Detached

General: Year built (from other sources)
1989

General: Square Footage (from other sources)
1208

General: Weather Conditions
Sunny

General: Temperature at beginning of inspection
60-70 degrees

General: Exterior Pictures



2: ROOFING

		Acc	R/R	Mon	NI	NP
2.1	Coverings	X				
2.2	Drainage System		X			
2.3	Roof Flashings	X				
2.4	Chimney		X			
2.5	Roof Penetrations	X				
2.6	Attic Access		X			
2.7	Roof Structure	X				
2.8	Ceiling Structure	X				
2.9	Roof Insulation	X				
2.10	Roof Ventilation	X				
2.11	Roof Vapor Retarder	X				

Acc = Acceptable R/R = Repair/Replace Mon = Monitor NI = Not Inspected NP = Not Present

Information

Coverings: Roof Type
Gable, Shed

Coverings: Roof Inspection
Method
Walked, Viewed from a ladder at the eaves



Coverings: Woven valley



Roof Flashings: Step flashing



Chimney: All looked typical

Noted the chimney(s) looked typical.

Attic Access: Attic Access Type
Pull-down stairs



Attic Access: Attic Observation
Method

Viewed with a standard flashlight, Working attic overhead light with pull chain

Ceiling Structure: Flooring installed

Some areas to the left of the access hole
Noted flooring installed in the attic.

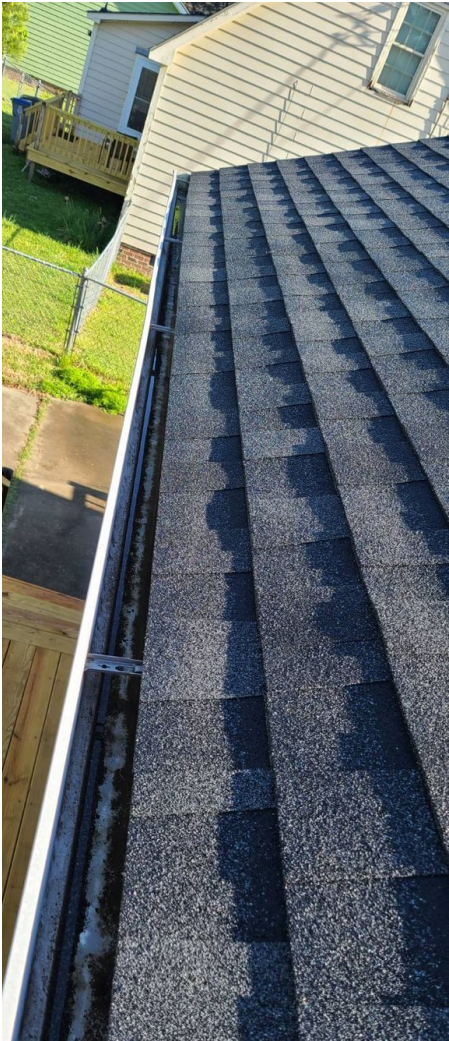
Roof Insulation: Roof Insulation
Description
Loose Fill

Roof Ventilation: Roof Ventilation
Description

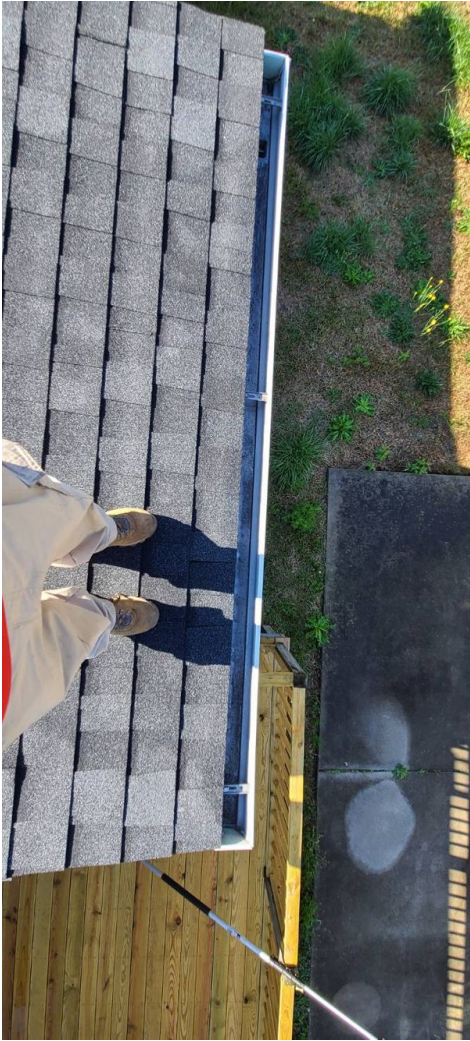
Gable, Soffit - continuous

Coverings: Coverings Description
Asphalt - Laminated shingles





Drainage System: Drainage System Description
Aluminum



Drainage System: Diverters

Noted rain diverters installed over doors/porches/steps. Diverters are used to divert water around that area when it is raining.



Chimney: Chimney Description
Masonry





Roof Penetrations: Multi pipe boot

Noted boot(s) installed at roof penetrations that appeared to be adjustable to the penetration size. The seal on the boot can be torn off to match the size of the penetration. There was a visible seal at the penetration and no visible problems in the attic at the penetrations.



Roof Structure: Roof Structure Description

Wood frame rafters of standard lumber, OSB sheathing



Ceiling Structure: Ceiling Structure Description

Wood frame joists of standard lumber



Roof Ventilation: Baffles not needed

Noted the construction method created a gap between the insulation and the soffit vents. There were no baffles needed in the attic.



Soffit vents

Roof Ventilation: Screen on inside/outside of gable

Noted screen installed on the inside/outside of the gable vent(s) to keep small animals out of the vent.

Roof Vapor Retarder: No visible vapor retarder other than sheetrock ceiling

Noted there was no visible vapor retarder in the attic other than the sheetrock ceiling. This is a typical current building practice.

Limitations

Attic Access

LIMITED VIEW DUE TO BLOWN INSULATION

Attic Access

NO VIEW OVER BACK PORCH

LAUNDRY ROOM SHED ROOF

Noted there was no view of the roof structure over the laundry room.

Roof Insulation

NOT VISIBLE UNDER FLOORING

Noted the attic insulation under the flooring was not visible.

Observations

2.2.1 Drainage System

DEBRIS

RESIDENCE AND GARAGE

 Defect

There was visible debris clogging the gutter's drain hole, which can allow the gutter to overflow. Overflowing gutters could cause decay, especially to the wood behind the gutters. Overflowing gutters can also cause moisture problems with the foundation/crawl space. The gutters need to be repaired by a qualified contractor.

Recommendation

Contact a qualified gutter contractor



2.2.2 Drainage System

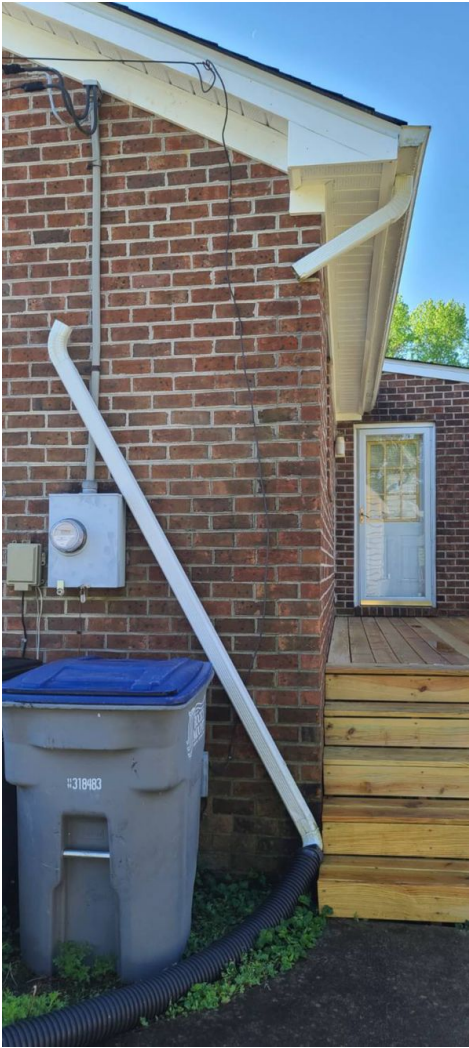
NOT CONNECTED TO GUTTER



The downspout on the location(s) listed above of the house was not properly connected to the gutter. This could allow water to flow out of the gutter and down the wall. The downspout(s) need to be repaired by a qualified contractor.

Recommendation

Contact a qualified gutter contractor



2.2.3 Drainage System

STANDING WATER IN GUTTERS

RESIDENCE

There was standing water in multiple gutters, which can indicate the gutter does not slope toward the downspout. This can cause the gutter to overflow, which can cause erosion on the ground. The gutters need to be repaired by a qualified contractor.

Recommendation

Contact a qualified gutter contractor





2.2.4 Drainage System

NO SPLASH BLOCKS LOCN

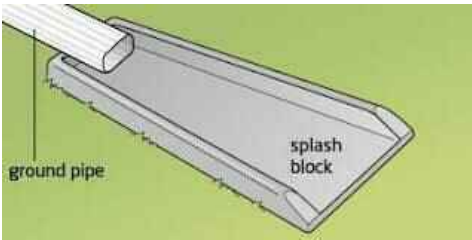
GARAGE AND REAR RIGHT CORNER OF THE HOUSE.

There were no splash blocks at the bottom of the downspout in the location(s) listed above. The water had dug a hole in the ground under the downspout, which can retain water against the foundation. The hole(s) need to be repaired by a qualified contractor and splash block(s) need to be installed.

Recommendation

Recommended DIY Project

 Minor Defect/Maintenance Item



2.4.1 Chimney

CRACKS IN CROWN

 Defect

There were cracks in the crown on top of the masonry chimney. The cracks can allow water infiltration. The cracks need to be repaired by a qualified contractor.

Recommendation

Contact a qualified chimney contractor.



2.6.1 Attic Access

PDS LENGTH

 Minor Defect/Maintenance Item

The pull-down stairs were broken and unable to rest on the floor or be used to access the attic because the lower portion was missing. The attic pull-down stair needs to be repaired by a qualified professional.

Recommendation

Contact a qualified professional.



2.6.2 Attic Access

PDS NO INSULATION

There was no insulation on the pull-down stairs. This can allow heat transfer through the stairs. The pull-down stairs need to be repaired by a qualified contractor.

Recommendation

Contact a qualified insulation contractor.



Minor Defect/Maintenance Item

3: EXTERIOR

		Acc	R/R	Mon	NI	NP
3.1	Wall Structure	X				
3.2	Wall Insulation	X				
3.3	Claddings		X			
3.4	Trim/Eaves/Soffits/Fascia	X				
3.5	Wall Flashings	X				
3.6	Entryway Doors		X			
3.7	Exterior Windows		X			
3.8	Porch/Stoop		X			
3.9	Steps/Rails		X			
3.10	Deck		X			
3.11	Patio		X			
3.12	Driveway		X			
3.13	Walkway	X				
3.14	Garage/Carport		X			
3.15	Garage Door		X			
3.16	Vegetation	X				
3.17	Grading/Draining	X				
3.18	Exterior Other	X				

Acc = Acceptable R/R = Repair/Replace Mon = Monitor NI = Not Inspected NP = Not Present

Information

Wall Insulation: Wall Insulation Description
Not visible

Claddings: Claddings Description
Brick Veneer

Trim/Eaves/Soffits/Fascia: Trim/Eaves/Soffits/Fascia Description
Aluminum, Wood

Entryway Doors: All inspected/operated
Noted all of the entryway doors were inspected/operated.

Exterior Windows: Exterior Windows Description

Vinyl, Wood with metal cladding on the exterior



Porch/Stoop: Porch/stoop side entrance

Structural components: Wood, Floor: Wood, Rails: Wood, Free standing

Steps/Rails: Steps/Rails Description

Steps: Masonry, Rails: Wood



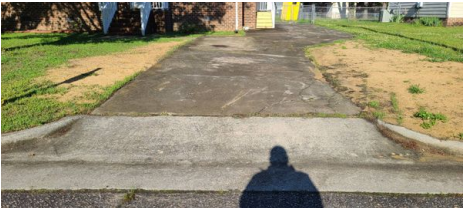
Patio: Patio Description

Concrete



Driveway: Driveway Description

Concrete



Driveway: Typical cracks

Noted typical cracks in the driveway.



Garage Door: Garage Door

Description

Size: single door

Exterior Other: Fence

Note this inspection does not include the fence in/around the yard.

Exterior Other: Portable Toilet



Wall Structure: Wall Structure Description

Garage wall structure

Wood Frame with standard lumber, OSB sheathing, Visible in the detached garage

The garage wall structure was partially visible at the window framing.

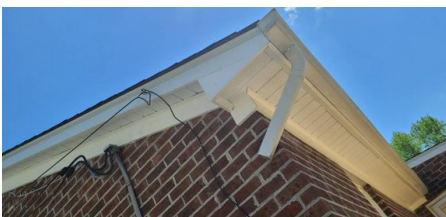
**Wall Structure: Most not visible**

Residence

Noted most of the wall structure was not visible but the walls looked typical from the interior and exterior of the house.

Trim/Eaves/Soffits/Fascia: Covered by aluminum

Noted the wood/trim around the exterior of the house was covered with aluminum and was not visible.

**Entryway Doors: Storm doors**

Noted storm door(s) installed at the house. The evaluation of storm door(s) is beyond the scope of a home inspection.

Porch/Stoop: Porch/Stoop Description

Structural components: Masonry, Floor: Concrete, Rails: Wood



Porch/Stoop: Full view - perimeter

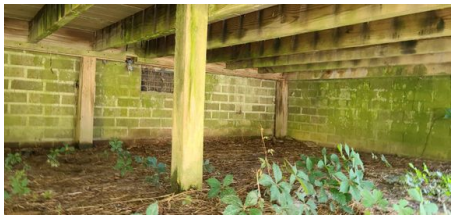
Noted the area under the porch was viewed from the perimeter. There was full view under the porch.





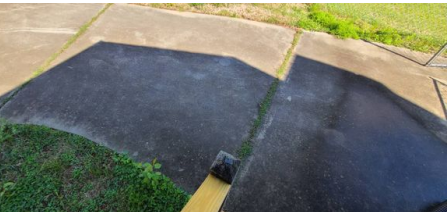
Deck: Deck Description

Structural components: Wood, Floor: Wood, Columns: Wood, Rails: Wood





Walkway: Walkway Description
Concrete



Garage/Carport: Garage/Carport Description
Detached - One-car garage





Debris in gutter needs to be monitored and cleaned regularly to prevent drainage problems.



Garage/Carport: Typical cracks in the concrete floor of the garage

Noted typical cracks in the concrete floor of the garage.

**Garage/Carport: OSB walls installed but had not been painted**

Noted the garage had Oriented Strand Board walls installed but had not been painted.

Garage Door: Manual door worked normally

Noted the manual garage door worked. No electric garage door opener was installed.

Grading/Draining: Standard note

Note that an NC Licensed Home Inspector is required to inspect the exterior grading with respect only to its effect on the condition of the building. Thus, there could be areas of standing water in the yard during/after it rains that do not affect the building and would not be reported by the inspector.

Limitations

Wall Flashings

NO VISIBLE FLASHING

Noted there were no visible flashings on the house's exterior walls, other than the step flashing on the shed roof to the laundry room.

Exterior Windows

WINDOWS WERE NOT OPERATIONAL

Some windows have been screwed shut to prevent unauthorized entry. This creates a limitation/ restriction to the inspection and evaluation of the operation of the windows. A qualified window contractor needs to evaluate, repair, and replace as deemed necessary.

Garage/Carport

LIMITED VIEW OF GARAGE DUE TO STORED ITEMS

Noted limited view of the garage due to stored items.



Garage/Carport

NO ATTIC ACCESS HOLE



Garage Door

PERSONAL ITEMS CREATED LIMITATIONS TO GARAGE INSPECTION

Observations

3.3.1 Claddings

CRACKS/GAPS BETWEEN BRICK VENEER AND WINDOW TRIM

REAR WINDOW ABOVE CRAWLSPACE DOOR

There were cracks/gaps between the brick veneer and the wood/trim on the exterior of the house. The cracks/gaps can allow water infiltration. The cracks/gaps need to be repaired by a qualified contractor.



Recommendation

Contact a qualified professional.





3.6.1 Entryway Doors

THRESHOLD - NO SEAL - LOCATIONS

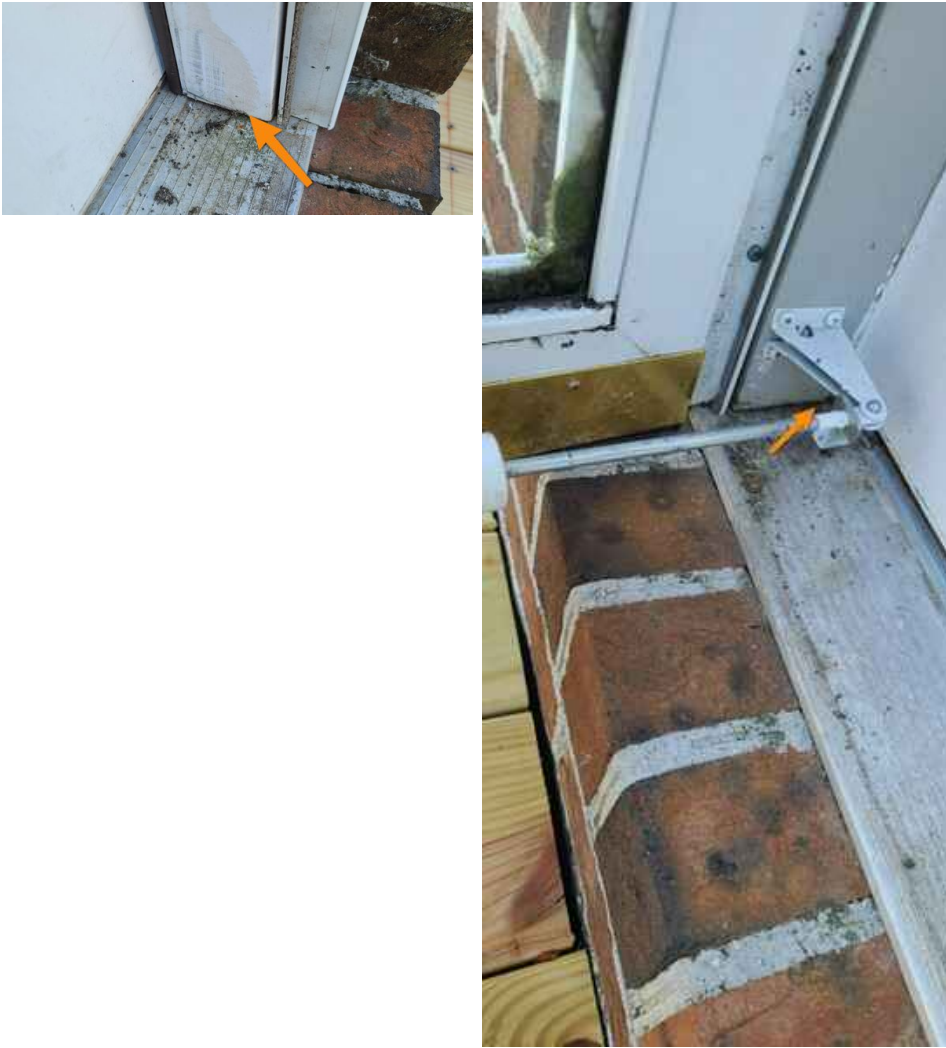


Minor Defect/Maintenance Item

There was no sealant installed on the exterior doors above and around the threshold. Typically, the factory glue is removed after the door is installed and the seams are sealed on site. The lack of sealant can allow water infiltration, which could cause decay. The exterior doors need to be repaired by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



3.6.2 Entryway Doors

DOOR WITH NO SUPPORT UNDER THE THRESHOLD

GARAGE AND FRONT ENTRY DOOR

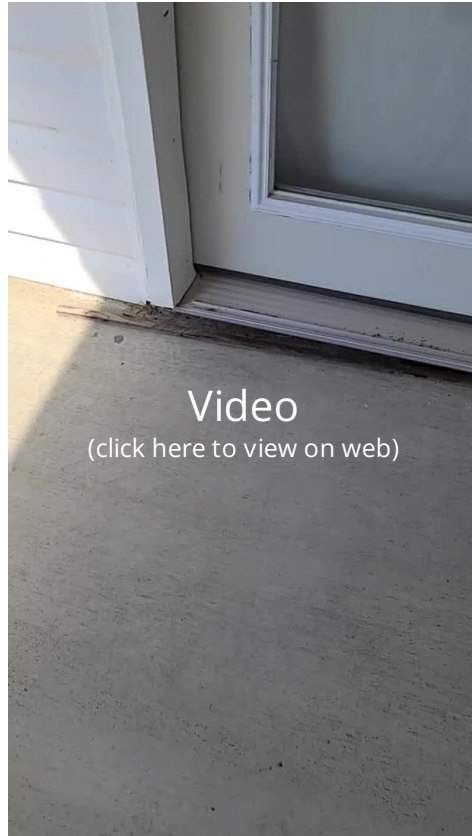


Minor Defect/Maintenance Item

There was no support under the outside edge of the threshold on the exterior door in the location(s) listed above. This can allow the threshold to move when it is stepped on. Movement in the threshold can allow it to be damaged. The door(s) need to be repaired by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



3.6.3 Entryway Doors

DOOR SCRUBBED

LAUNDRY ROOM ENTRANCE

The exterior door in the location(s) listed above scrubbed the door jamb and/or threshold and was difficult to open/close. This can damage the door and also prevent it from closing/latching properly. The door(s) need to be repaired by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Minor Defect/Maintenance Item



3.6.4 Entryway Doors

DAMAGED/ MISSING SEALANT

SIDE AND REAR ENTRY DOORS

The exterior doors in the location(s) listed above had damaged/ missing sealant on the door's exterior. This could allow the door to absorb water, which could cause decay/deterioration of the door. There was no visible damage to the door during the inspection. The door(s) need to be repaired by a qualified contractor.

Recommendation

Contact a qualified professional.



Minor Defect/Maintenance Item



3.8.1 Porch/Stoop

LOOSE RAILS - LOCATION



The rails on the location listed above porch were loose (directions for rails are relative to facing the porch). Loose rails could allow a person to fall and be injured. The rails need to be repaired by a qualified contractor.

Recommendation

Contact a qualified deck contractor.



Video
(click here to view on web)



3.8.2 Porch/Stoop

CRACKS IN MORTAR ON STEPS



Minor Defect/Maintenance Item

There were cracks in the mortar in the masonry porch steps in the location listed above. The cracks can allow water infiltration, which could cause problems over the years. This area in the crawl space is very wet. The cracks need to be repaired by a qualified contractor.

Recommendation

Contact a qualified masonry professional.







3.9.1 Steps/Rails

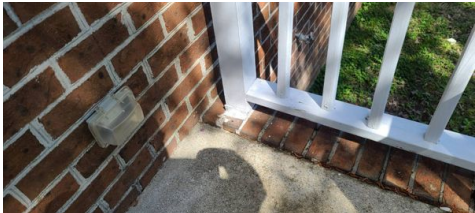
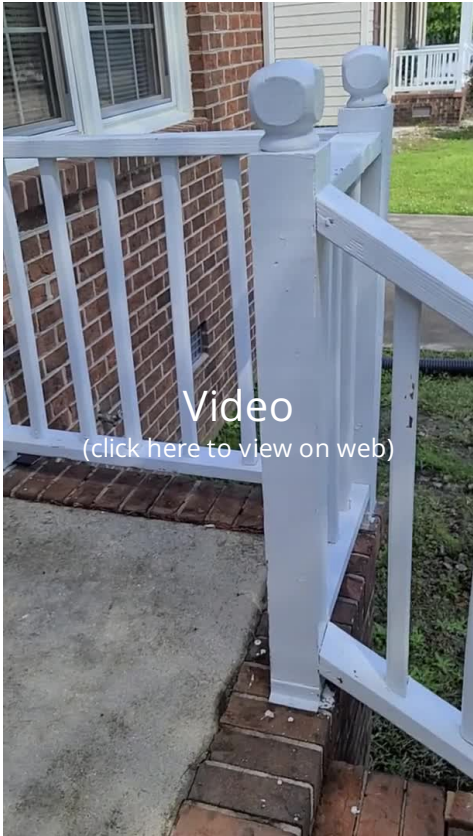
LOOSE RAIL ON STEPS

 Defect

The rail on the location(s) listed above of the location(s) listed above steps was loose, which creates a falling hazard. The rail needs to be repaired by a qualified contractor.

Recommendation

Contact a qualified deck contractor.





3.9.2 Steps/Rails

LOCATION STEPS NOT LEVEL

SIDE ENTRANCE



Defect

The steps on the location(s) listed above of the house were not level. The treads on the steps sloped down, which creates a tripping/falling hazard. The steps need to be repaired/replaced by a qualified contractor.

Recommendation

Contact a qualified deck contractor.





3.10.1 Deck

EXPOSED NAILS

Minor Defect/Maintenance Item

There were exposed nail tip(s) on the location(s) listed above on the deck. The exposed nail tips could injure a person. The exposed nail(s) need to be repaired by a qualified contractor.

Recommendation
Contact a qualified professional.



3.11.1 Patio

VOIDS UNDER CONCRETE SLAB

Minor Defect/Maintenance Item

There was no backfill under the front left corner of the concrete slab. The edge of the slab has no direct earth support and may break under the weight of a motor vehicle. This needs to be evaluated and repaired by a qualified professional.

Recommendation

Contact a qualified concrete contractor.



3.11.2 Patio

Minor Defect/Maintenance Item

FIRE ANT MOUNDS

I noticed a large colony of fire ants on the house's left side by the gas meter and HVAC unit. Fire ants can deliver very painful bites and stings when they're agitated. Left untreated, this can become hazardous to children or someone walking barefoot. The seller should consult with a pest control specialist to prevent migration into the house and to determine the best course of correction.

Recommendation

Contact a qualified professional.



3.12.1 Driveway



CRACKS WITH HEIGHT CHANGE

There were cracks in the driveway that had height changes, which can indicate movement occurring in/under the driveway and creates tripping hazards. The driveway needs to be repaired/replaced by a qualified contractor.

Recommendation

Contact a qualified concrete contractor.



3.14.1 Garage/Carport



CARPORT ROOF JOISTS

Many rafters in the carport shed roof framing system are not correctly fastened. The joists do not transfer the roof load directly onto the garage roof structure it is supposed to be anchored to. A small wooden wedge suspends the shed roof joists. This construction method does not comport with current best practices and industry standards. The roof may not be able to perform as intended and should be evaluated and repaired by a licensed general contractor.

Recommendation

Contact a qualified general contractor.





Rafter is not doubled—missing rafter.

3.14.2 Garage/Carport

CRACKS/GAPS IN ALUMINUM OVER TRIM

 Defect

GARAGE RIGHT CORNER

There were cracks in the junctions of the aluminum cladding over the trim in the location(s) listed above on the exterior of the house. The cracks can allow water infiltration. There could be hidden damage in these area(s). The area(s) need to be repaired by a qualified contractor.

Recommendation

Contact a qualified siding specialist.



3.14.3 Garage/Carport

WINDOWS

GARAGE

The window in the garage had broken glass. The broken glass could injure a person. The window operation was not tested. The damaged window needs to be repaired/replaced by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.







3.14.4 Garage/Carport

CLADDING

There were many holes in the garage siding. These holes permit water infiltration, which could cause decay. The siding needs to be repaired by a qualified professional.

Recommendation
Contact a qualified siding specialist.

 Minor Defect/Maintenance Item





3.14.5 Garage/Carport

FASCIA/SOFFIT/TRIM

 Minor Defect/Maintenance Item

The garage soffit trim was bent/loose/damaged over the garage door. The cause of the damage is unknown and would have to be evaluated and repaired by a siding contractor.

Recommendation
Contact a qualified siding specialist.



3.14.6 Garage/Carport

SHED ROOF STRUCTURE NO FASTENERS

 Minor Defect/Maintenance Item

The lag bolts, structural screws, or thru-bolt fasteners used to secure a beam to the posts were not visible. The beam rests on shoulders cut into the posts and on top of other posts, but no fasteners are visible. Inadequate fastening can lead to shifting and structural failure. The shed roof needs to be evaluated by a licensed general contractor and repaired as necessary.

Recommendation
Contact a qualified general contractor.



Illustration of an approved fastener



3.14.7 Garage/Carport

SLOPING/LEANING TO THE RIGHT

The shed roof to the carport was sloping to the right, which indicates it has moved/settled. The roof needs to be evaluated and repaired by a licensed general contractor.

Recommendation

Contact a qualified general contractor.



Minor Defect/Maintenance Item



3.15.1 Garage Door

GARAGE DOOR NOT WEATHER TIGHT

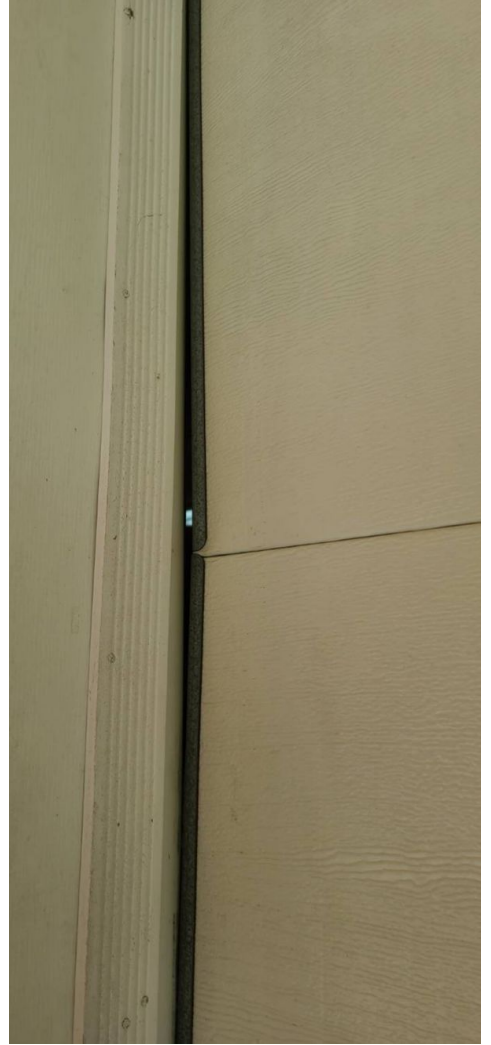
The garage door does not close tight against the weather stripping. There are visible gaps on the left and right sides of the door. The garage door needs to be evaluated and repaired by a qualified garage door contractor.



Minor Defect/Maintenance Item

Recommendation

Contact a qualified garage door contractor.





3.17.1 Grading/Draining

YARD WET - MONITOR



The yard was wet/saturated on the location(s) listed above of the house. It did rain prior to or during the inspection. If the yard stays wet beyond 24-48 hours, the standing water can create an unhealthy environment. The yard needs to be monitored to make sure the water drains away and/or evaporates within 24-48 hours. If the yard stays wet, the grading needs to be repaired by a qualified contractor.

4: PLUMBING

		Acc	R/R	Mon	NI	NP
4.1	Water Supply System	X				
4.2	Water Distribution System	X				
4.3	Drain/Waste/Vent System		X			
4.4	Water Heater	X				
4.5	Main Water Shutoff		X			
4.6	Fuel Storage System					X
4.7	Fuel Distribution System	X				
4.8	Sump Pumps					X
4.9	Bathroom Toilets		X			
4.10	Bathroom Sinks		X			
4.11	Bathroom Tubs/Showers		X			
4.12	Kitchen Fixtures		X			
4.13	Exterior Fixtures		X			
4.14	Laundry Fixtures				X	
4.15	Laundry Tub					X

Acc = Acceptable R/R = Repair/Replace Mon = Monitor NI = Not Inspected NP = Not Present

Information

Water Supply System: Water Supply System Visibility
Crawl space, At water heater



Water Supply System: Water Supply Source Description
Municipal/Community Well

Water Distribution System: Water Distribution System Description
PVC, PEX with Brass fittings

Water Distribution System: Water Distribution System Visibility
Crawl space, At water heater



Drain/Waste/Vent System: Drain/Waste/Vent System Description
PVC

Drain/Waste/Vent System: Drain/Waste/Vent System Visibility
Under sinks, Attic

Drain/Waste/Vent System: Drain/Waste/Vent System Source Description
Municipal sewer

Water Heater: Water Heater Fuel Source
Electric

Water Heater: Water Heater Location
Laundry room

Water Heater: Water Heater Information
Not to ground

Main Water Shutoff: Main Water Shutoff Location
Not present

Fuel Storage System: Fuel Storage System Description
Not present

Fuel Distribution System: Fuel Distribution System Description
Steel/Black Iron

Fuel Distribution System: Meter
Noted a gas meter at the house.

Sump Pumps: Sump Pumps Description
Not present

Bathroom Toilets: All flushed multiple times

Noted each toilet in the house was flushed multiple times.

Water Supply System: Water Supply System Description

CPVC, PVC

**Water Distribution System: Shutoff valves not tested**

Noted the shutoff valves under the sinks/toilets and at other fixtures were not tested.

Water Heater: Water Heater Capacity

50 gallons

**Water Heater: Size not evaluated for size of house**

Noted the size/recovery rate of the water heater was not evaluated to determine if it was appropriate for the size of the house.

Water Heater: Water heater capacity

Noted the water heater capacity was obtained from information listed on the label. The capacity was not verified by the inspector.

Water Heater: Tested but not a lot of hot water

Noted the home inspector tested every plumbing fixture in the house and ran hot and cold water through all fixtures. However, a home inspection does not run a lot of water, especially when compared to a family living in the house. There was hot water available at all plumbing fixtures during the inspection but heavy use by a family could cause the water heater to run out of hot water.

Bathroom Sinks: Sink overflow drain tested

Noted the overflow drain in the bathroom sink that had a functional stopper was tested and worked.

**Bathroom Tubs/showers: Showers tested**

Noted the shower(s) in the house were tested. However, there was no person in the shower(s) when tested. A person in the shower will cause water to splash around the shower walls. There may be leaks through the shower enclosure that were not visible during the inspection.

Bathroom Tubs/showers: Tub overflow drains NOT tested

Noted the overflow drain in the tub(s) was not tested. If the overflow drain was not connected, it would create a major leak, which could damage the house. If the overflow drain had a minor leak, it could take days for that leak to show up. There are gaskets in the overflow drain that can dry out over time. You may want to have the overflow drain evaluated by a licensed plumbing contractor and repaired as necessary.

Exterior Fixtures: Standard without shutoff - outdated

Noted standard hose bibs installed on the exterior of the house. Standard hose bibs could freeze during the winter. There were no shutoff(s) available that could turn water off to the hose bibs, which is an outdated construction practice.

**Observations****4.2.1 Water Distribution System****NO TANK**

There was no thermal expansion tank in the cold water distribution pipe. The tank allows expansion room for the water to prevent problems with water pressure. A thermal expansion tank needs to be installed by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

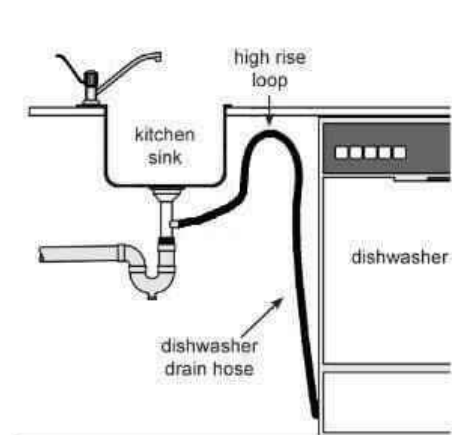
**4.3.1 Drain/Waste/Vent System****DISHWASHER DRAIN NOT LOOP UP TO TOP OF CABINET**

The dishwasher drain pipe in the cabinet under the kitchen sink did not loop up to the top of the cabinet. The current installation can allow dirty water from the sink to drain into the clean environment of the dishwasher. The dishwasher drain needs to be repaired by a qualified contractor.



Recommendation

Contact a qualified plumbing contractor.



4.3.2 Drain/Waste/Vent System

PLUMBING VENT PIPES SEALED SHUT

Minor Defect/Maintenance Item

Every vent pipe had adhesive tape sealing the ventilation shut. It appears the tape was placed there so that the pipes can be spray-painted black. These seals could prevent airflow into the pipes, restricting drainage performance throughout the entire plumbing system. The vent pipe needs to be evaluated by a licensed plumbing contractor and repaired as necessary.

Recommendation

Contact a qualified professional.



4.4.1 Water Heater

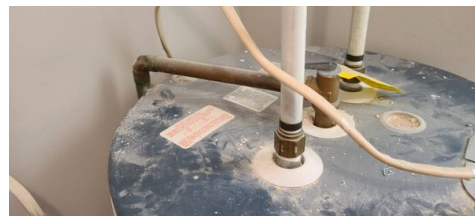
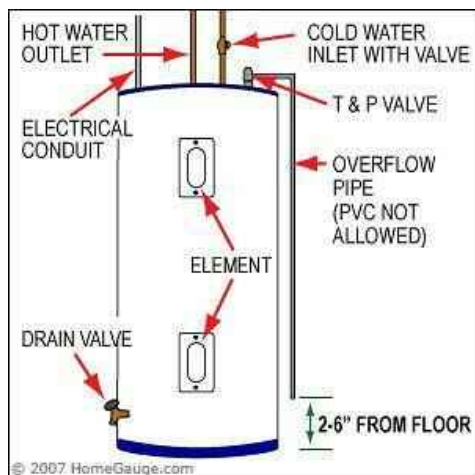
TPR NOT TO FLOOR



The water heater did not have its temperature/pressure relief (TPR) valve piped to the floor/ground, which creates a scalding hazard. The TPR valve needs to be repaired by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



4.4.2 Water Heater

NO SERVICE DISCONNECT OR OFF SWITCH



When the circuit breaker panel is not in direct sight of the water heater, a lockout to the water heater breaker switch is required at the electrical panel, or an electrical service disconnect must be installed where the water heater is located, or a wall switch dedicated to the water heater must be installed where the water heater is located. This installation has no safety measures and poses an electrical shock hazard to anyone working on the water heater. This needs to be corrected by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

4.5.1 Main Water Shutoff

SHUTOFF NOT VISIBLE



The main water shutoff was not visible during the inspection. Thus, it could not be inspected. The main water shutoff needs to be located and inspected.

Recommendation

Contact a qualified plumbing contractor.

4.7.1 Fuel Distribution System

 Minor Defect/Maintenance Item**RUSTED PIPE ON EXTERIOR**

There was rusted fuel pipe in the location(s) listed above on the exterior of the house. The pipe(s) had not been painted/coated/protected. The pipe(s) could continue to rust, which can eventually allow fuel leaks. The fuel pipe(s) need to be repaired/replaced by a licensed plumbing/mechanical/fuel piping contractor.

Recommendation

Contact a qualified plumbing contractor.



4.9.1 Bathroom Toilets

 Defect**TANKS LOOSE**

The tank on the toilet in the bathroom(s) listed above was loose. The tank could move and be damaged or could allow water leaks. There was no indication of the tank leaking at the time of this inspection. The tank needs to be repaired by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



4.10.1 Bathroom Sinks



Minor Defect/Maintenance Item

STOPPER NOT WORK/MISSING

The stopper did not work correctly and was in the closed position. Thus, water could not be drained from the sink. The sink could not be thoroughly tested to determine if it drained properly without filling the bowl with water, and the overflow drain could not be tested in the sink(s) without a functioning stopper. The stopper(s) need to be repaired by a licensed plumbing contractor and the sink needs to be thoroughly tested.

Recommendation

Contact a qualified plumbing contractor.



4.10.2 Bathroom Sinks



Minor Defect/Maintenance Item

LEAKING FAUCET

There was very no hot water service at the faucet. Inspector checked the hot water service valve and noticed that it was turned off. Inspector turned on the hot water service valve, and the tap produced hot water. However, the faucet would not stop running the hot water when the faucet was turned off. The inspector shut the hot water service valve to prevent any flooding. This needs to be evaluated and repaired by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



4.11.1 Bathroom Tubs/Showers

SHOWER HEAD PIPE LOOSE

BOTH SHOWERS

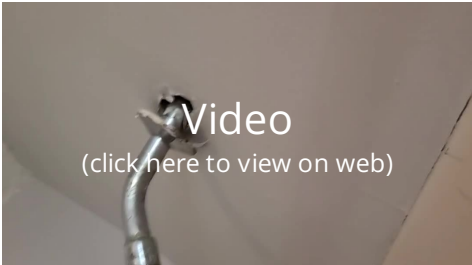


Minor Defect/Maintenance Item

The water distribution pipe for the shower head in the bathroom(s) listed above was loose. This can allow the shower head to would move when it is adjusted. The loose pipe could allow water leaks into the wall. There could be hidden damage in those area(s). The area(s) need to be repaired by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.





4.12.1 Kitchen Fixtures

**SPRAY WORK BUT NOT
TURN FAUCET OFF** Minor Defect/Maintenance Item

The spray nozzle in the kitchen sink was tested and worked. However, when the spray nozzle was in use, water did not get turned off to the faucet. This can indicate a problem with the spray nozzle and/or the diverter. The spray nozzle/faucet needs to be repaired/replaced by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



4.13.1 Exterior Fixtures

LOOSE IN WALL

FRONT OF HOUSE

 Defect

The hose bib(s) in the location(s) listed above on the exterior of the house were loose inside the wall. This can allow damage to the water distribution pipe and can allow water infiltration. There could be hidden damage in that area. The hose bib and surrounding area need to be repaired by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.

5: ELECTRICAL

		Acc	R/R	Mon	NI	NP
5.1	Service Entrance	X				
5.2	Service Ground	X				
5.3	Main Panel		X			
5.4	Main Overcurrent Device	X				
5.5	Distribution Panels	X				
5.6	Circuit Conductors		X			
5.7	Overcurrent Devices	X				
5.8	Bathroom Receptacles	X				
5.9	Kitchen Receptacles	X				
5.10	Interior Receptacles		X			
5.11	Exterior Receptacles		X			
5.12	Smoke/Carbon Monoxide Detectors	X				
5.13	Lights	X				
5.14	Switches	X				
5.15	Ceiling Fans		X			
5.16	Doorbell		X			

Acc = Acceptable R/R = Repair/Replace Mon = Monitor NI = Not Inspected NP = Not Present

Information

Service Entrance: Service Entrance Type
Overhead

Service Entrance: Service Entrance Conductor Materials
Aluminum, Visible inside the main electrical panel(s) only



Main Panel: Main Panel Location
Dining room



Main Overcurrent Device: Main Overcurrent Device Description
Breaker

Circuit Conductors: Circuit Conductors Description
Copper, Visible inside the electrical panel(s) only

Overcurrent Devices: Overcurrent Devices Description
Breakers



Bathroom Receptacles: GFCI Locations
All bathrooms

Kitchen Receptacles: GFCI Locations
Kitchen

Exterior Receptacles: GFCI Locations
Exterior - back



Lights: All tested

Noted all of the lights in/on the house were tested.

Ceiling Fans: All tested

Noted all of the ceiling fan(s) in/at the house were tested.

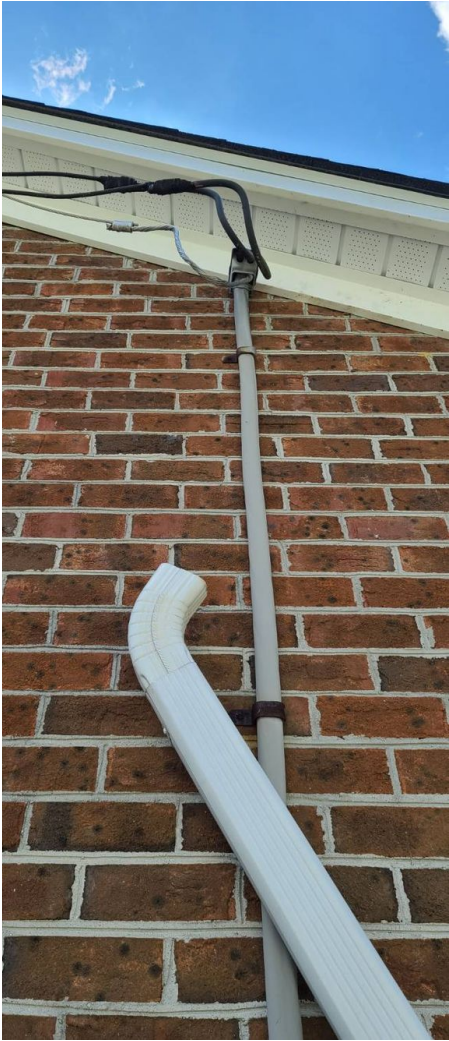
Ceiling Fans: Pull chain only

Noted some of the ceiling fan(s) were controlled by their pull-chain only.

Doorbell: No front doorbell installed

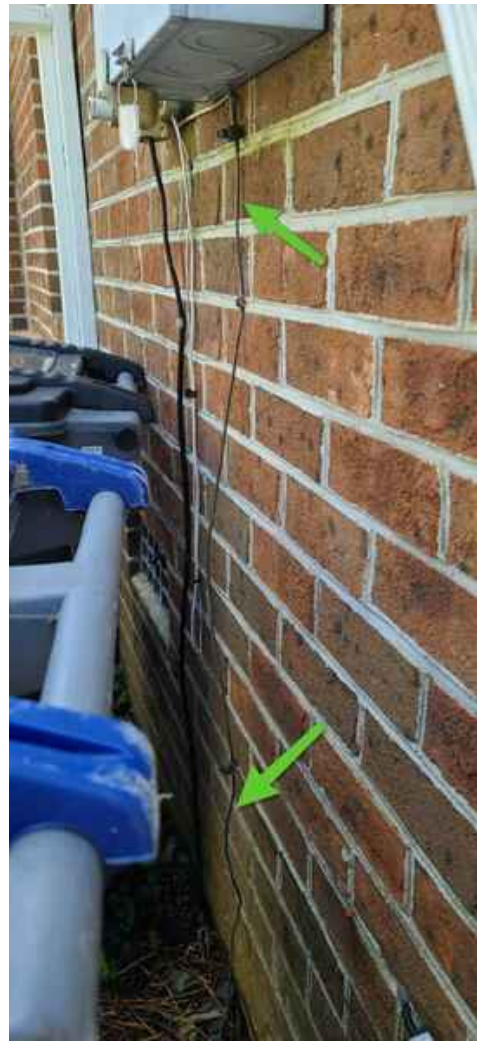


Service Entrance: Service Entrance Amps/Volts
200 amps



Service Ground: Slightly exposed above ground

Noted the ground stake was slightly exposed above the ground. Care needs to be taken around that wire/stake so they are not damaged by lawn equipment.



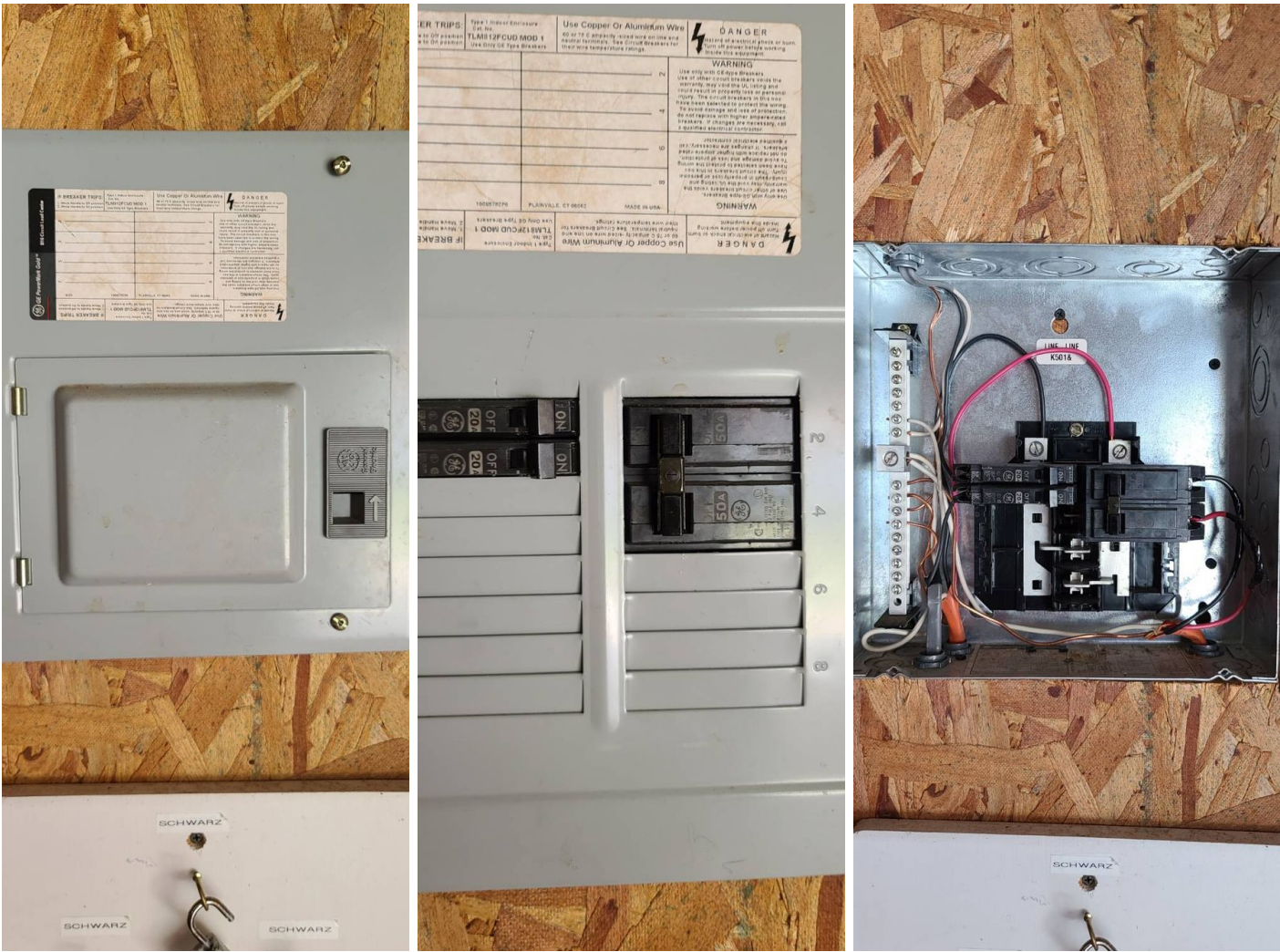
Main Panel: Missing screws main electrical panel cover but cover securely held

Noted missing screw(s) in the main electrical panel cover but the cover was securely held in place.

**Main Overcurrent Device: Main not tested**

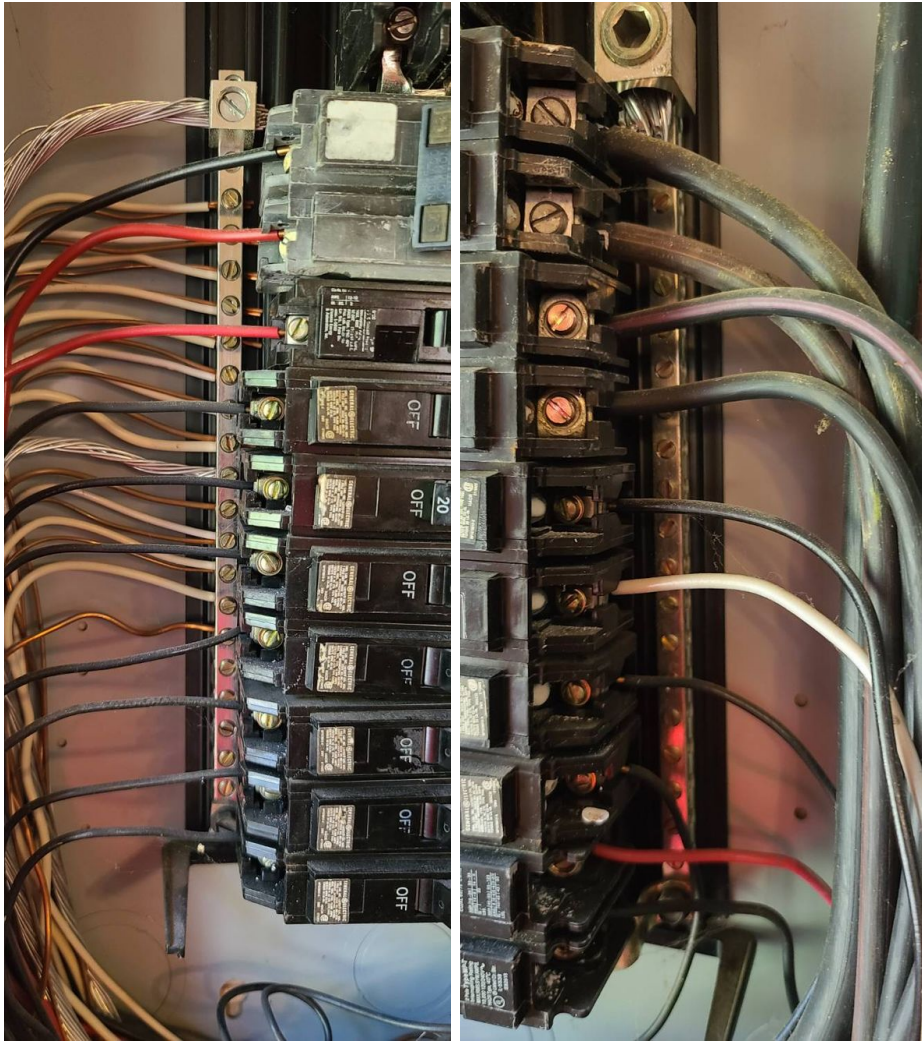
Noted the main breaker was not tested because that would turn power off to the house.

Distribution Panels: Distribution Panels Description
Garage



Circuit Conductors: Circuits OK

Noted the circuit conductors were appropriately sized for the overcurrent devices.



Overcurrent Devices: Breakers not tested

Noted the breakers in the electrical panel(s) were not tested because it would have turned power off to sections of the house.

**Overcurrent Devices: Breaker labels not verified**

Noted the breakers were labeled. The breakers were not tested to determine if the labels were correct.

Bathroom Receptacles: GFCI

Noted the bathroom receptacles had GFCI protection. The GFCI receptacle/breaker was tested and worked. The bathroom receptacles were properly wired and grounded.

Kitchen Receptacles: No GFCI kitchen

Noted there was no GFCI protection to the kitchen receptacles, which is typical for the age of the house. The kitchen receptacles were properly wired and grounded. Adding GFCI protection to the kitchen receptacles would create a safer environment.

Exterior Receptacles: No GFCI to exterior

Noted there was no GFCI protection to the exterior receptacles, which is typical for the age of the house. The exterior receptacles were properly wired and grounded. Adding GFCI protection to the exterior receptacles would create a safer environment.

Smoke/Carbon Monoxide Detectors: Smoke worked independently

Noted the presence of smoke detectors in the house and they did alarm when their test button was pressed. The smoke detectors worked independently of each other.

Smoke/Carbon Monoxide Detectors: CO present

Noted the presence of Carbon Monoxide detector(s) in the house. The CO detector(s) did alarm when their test button was pressed.

**Observations****5.3.1 Main Panel****HOLES IN PANEL**

There were hole(s) in the main electrical panel. The hole(s) can allow animals to enter the panel, which could damage the electrical components in the panel. The hole(s) can allow oxygen to enter the panel, which could feed a fire inside the panel. The panel needs to be repaired by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

**5.3.2 Main Panel****SHARP SCREWS**

There were screw(s) in the main electrical panel cover with sharp point(s) and sharp threads, which could damage an electrical wire while inserting or removing the screws. This creates a shocking hazard. The approved panel cover screws need to be replaced by a licensed electrical contractor.



Recommendation

Contact a qualified electrical contractor.



Illustration of approved screws



5.6.1 Circuit Conductors

**WHITE WIRES TO BREAKERS**

There were white wire(s) connected to breaker(s) in the electrical panel in the location(s) listed above. When white wires are connected to a breaker, the wire has to be marked/taped/colored black to indicate that it is a hot wire. White wires connected to a breaker that are not labeled could confuse a person working in the electrical panel. The white wires were not properly labeled as black to indicate that they were hot wires. This creates shocking hazards. The wire(s) need to be repaired/replaced by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



5.10.1 Interior Receptacles

DAMAGED RECEPTACLE

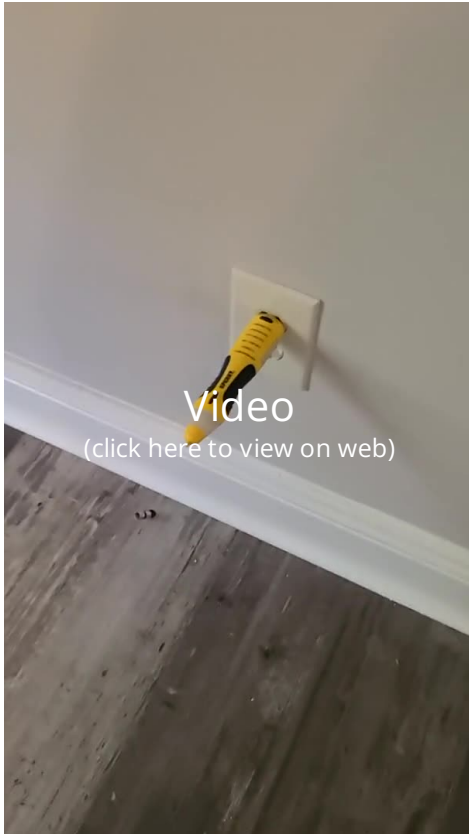
MASTER BEDROOM



There were damaged receptacle(s) in the location(s) listed above. This creates shocking hazards. The receptacle(s) need to be repaired/replaced by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



5.11.1 Exterior Receptacles

DAMAGED WEATHER COVER

REAR DECK

The receptacle in the location listed above on the exterior of the house was loose and had deteriorated weather cover seal. This can allow dirt/debris/moisture into the receptacle. The receptacle(s) need to be repaired by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



5.11.2 Exterior Receptacles

NO NEUTRAL

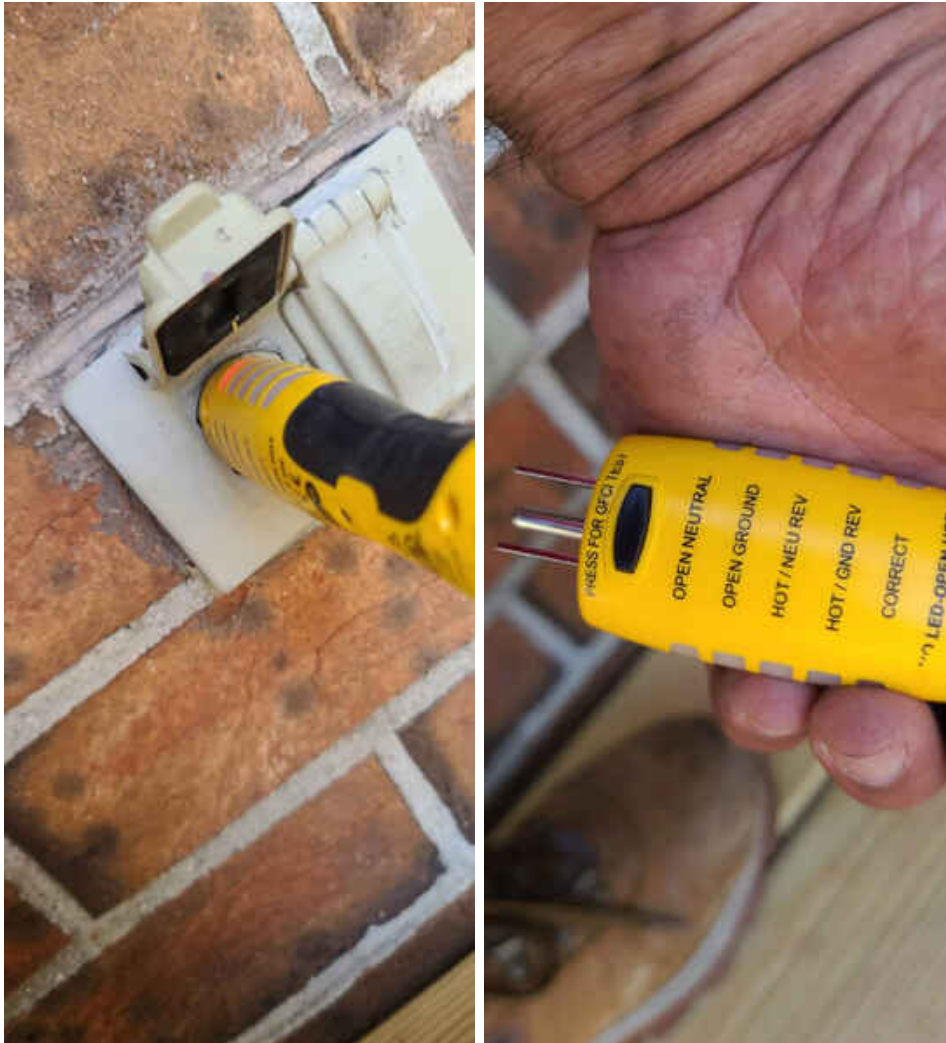
REAR PORCH



The receptacle(s) on the location(s) listed above on the exterior of the house had no neutral. This creates a shocking hazard and could prevent equipment from working correctly in the receptacle. The receptacle(s) need to be repaired/replaced by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



5.15.1 Ceiling Fans

DID NOT WORK

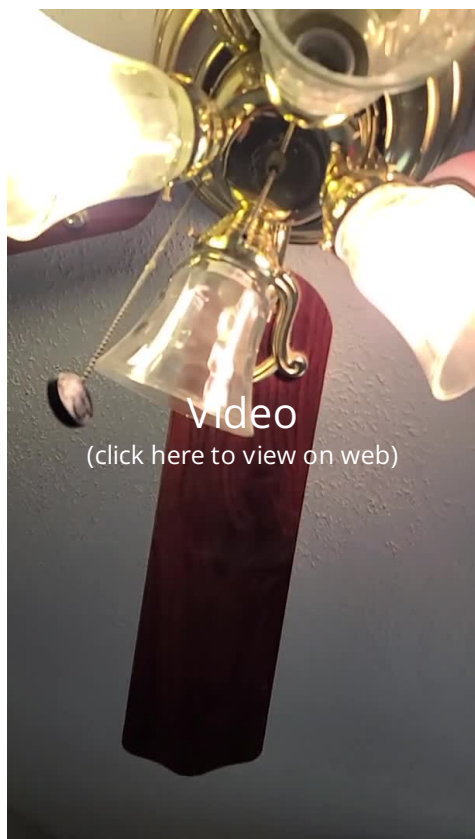
MASTER BEDROOM



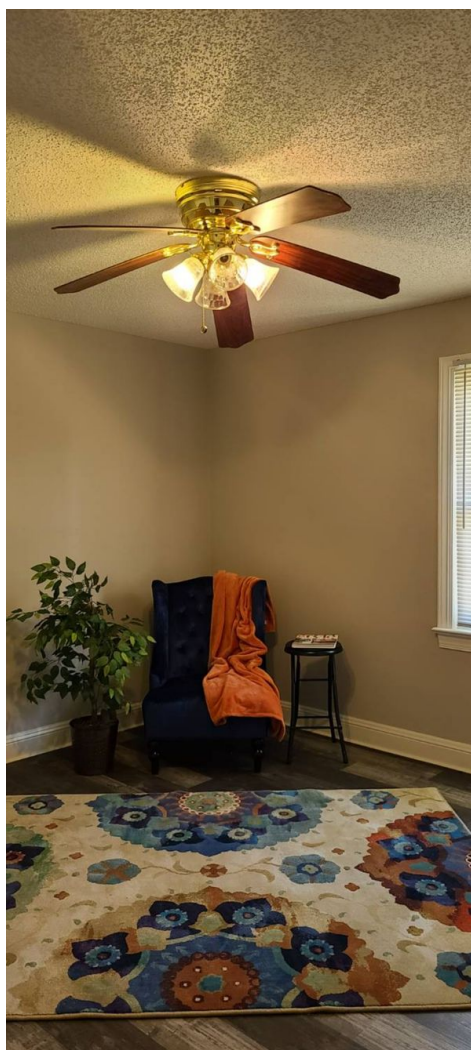
The ceiling fan(s) in the location(s) listed above did not work and could not be used/tested. The ceiling fan(s) need to be repaired/replaced by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Video
(click here to view on web)



5.16.1 Doorbell

DID NOT WORK

BACK DOOR

The rear doorbell did not work when the button was pressed. Thus, the doorbell could not be used/tested. The doorbell needs to be repaired/replaced by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



Minor Defect/Maintenance Item

6: HEAT/AC

		Acc	R/R	Mon	NI	NP
6.1	Heat	X				
6.2	AC	X				
6.3	Evaporator Coil	X				
6.4	Condensation Drain	X				
6.5	Distribution System		X			
6.6	Thermostats	X				
6.7	Fireplace	X				
6.8	Chimney/Flue/Vent				X	
6.9	Laundry Venting System		X			
6.10	Bathroom Venting System	X				

Acc = Acceptable R/R = Repair/Replace Mon = Monitor NI = Not Inspected NP = Not Present

Information

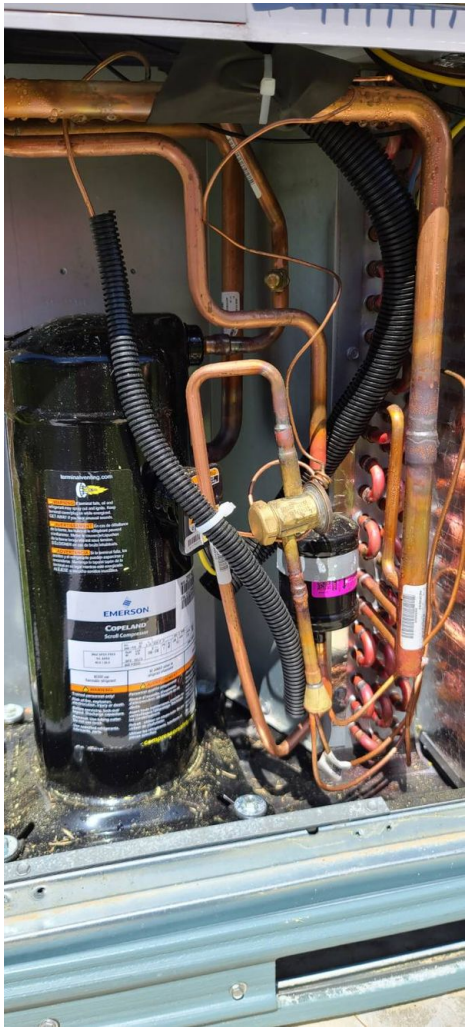
Heat: Heat Energy Source
Gas

Heat: Heat - area served
Entire house

Heat: Heat - location of unit
Exterior - left



AC: AC Description Same as Heat	AC: AC Energy Source Electric - Air-to-Air	AC: AC - area served Entire house
AC: AC - location of unit Exterior - left	AC: AC - inspection method Unit was operated	AC: R410A Noted the HVAC system contained R410A as its refrigerant.
AC: AC worked Noted the AC system was tested and worked normally.	Evaporator Coil: Evaporator Coil description Same as Heat unit	Evaporator Coil: Evaporator coil - area served Entire house



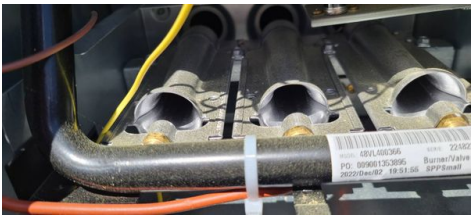
Evaporator Coil: Evaporator coil - location of unit Exterior - left, Heat pack unit	Evaporator Coil: Evaporator coil - inspection method Cover removed	Distribution System: Distribution System Description Forced Air, Insulated flexible ducts
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AHRI CERTIFIED™
www.ahridirectory.org

Unitary Small AC
AHRI Standard 210-2000

Installation starts only when the complete system
is installed with CRAC

Heat: Heat - inspection method
Burner & Blower compartment covers removed



**Evaporator Coil: Evaporator coil size not determined**

Noted the size of the evaporator coil for the HVAC system could not be determined from the information on the label.

Condensation Drain: Package unit OK

Noted the condensation drain at the outside package HVAC unit looked typical.

Distribution System: Clean air filters in return vents

Noted clean air filters in the return vents in the house.

**Distribution System: Inside of the air ducts were not inspected**

Note this inspection does not provide an evaluation of the interior of the air ducts or of the air distribution between the rooms/zones.

Thermostats: Single thermostat

The thermostats were restored to their preferred settings and left on heat mode after the inspection was completed.



Predetermined setting for heat mode



Predetermined setting for cool mode

Fireplace: Fireplace Description

Masonry, Woodburning insert



Steel elevated wood holder, allows wood to combust properly and burn completely.



Damper door



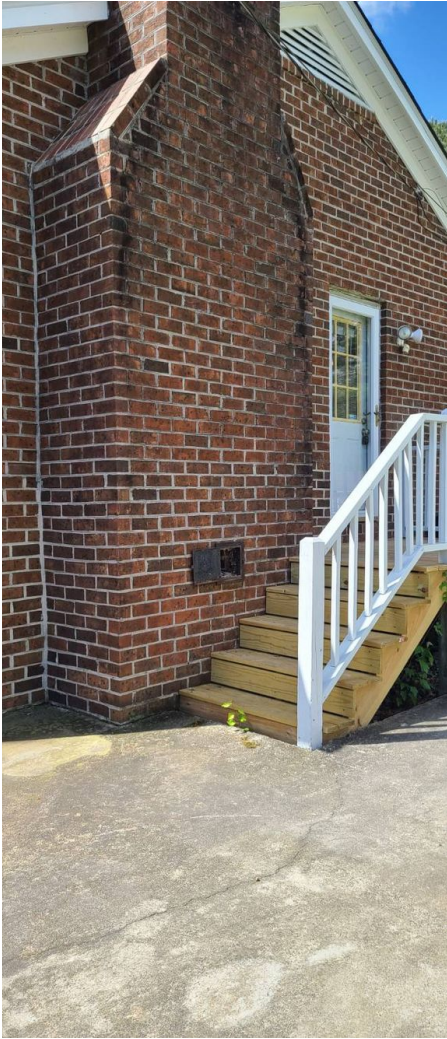
Damper control handle - pull to open and push to close the damper.



Air intake vents increase or decrease airflow into the firebox to adjust for woodburning intensity and duration.

Fireplace: Ash dump filled

Noted the ash dump area accessed from the exterior of the fireplace/chimney was clean.



Laundry Venting System: Laundry & crawl

Noted the laundry vent piping looked typical in the laundry room and the crawl space.



Bathroom Venting System: Fan out - pipe not visible

Noted each bathroom had an exhaust fan. The exhaust pipe from the fans was not visible due to finished surfaces and/or insulation.

Limitations

Chimney/Flue/Vent

FIREPLACE - NO VIEW

Noted no view up the chimney at the fireplace. This inspection does not provide an evaluation of the interior of chimney/flue/vent pipes.

Chimney/Flue/Vent

FIREPLACE - LIMITED VIEW

Noted limited view up the chimney at the fireplace. This inspection does not provide an evaluation of the interior of chimney/flue/vent pipes.

Observations

6.1.1 Heat

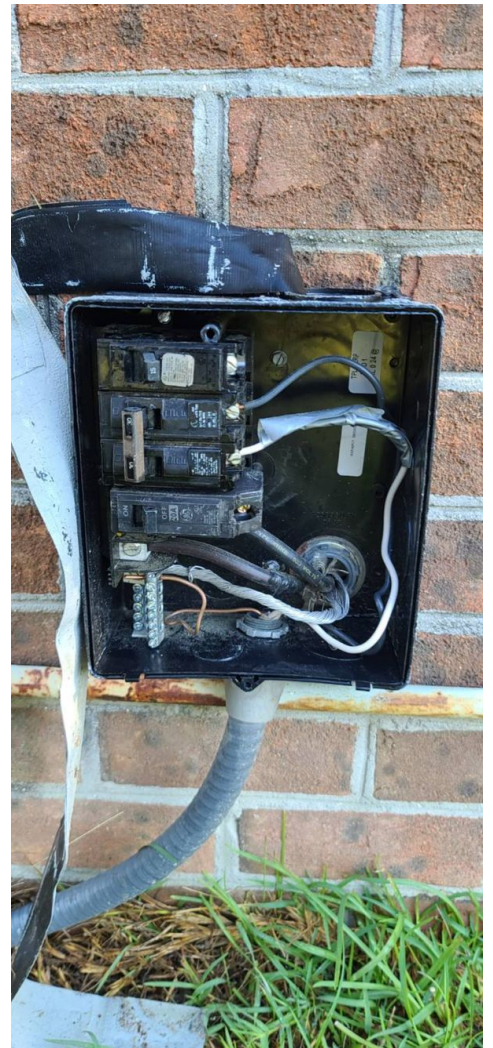
**MISSING SERVICE
DISCONNECT COVER**

Minor Defect/Maintenance Item

The service disconnect cover was missing. The exposed conductors pose a shock hazard and needs to be repaired by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



6.5.1 Distribution System

**AIR DUCTS WITH LOOSE CONNECTIONS OR WERE
DAMAGED**

Minor Defect/Maintenance Item

CRAWL SPACE

There were air duct(s) in the locations listed above that had loose connection(s) and/or were damaged. This will allow conditioned air to flow into an unconditioned area, which is wasteful and can prevent the HVAC system from properly heating/cooling the house. The air duct(s) need to be repaired by a licensed mechanical contractor.

Recommendation

Contact a qualified insulation contractor.



This to the right of the access door opening



This duct is toward the front of the house.

6.7.1 Fireplace

MORTAR CRACK/ SEPARATION

Minor Defect/Maintenance Item

The hearth had a separation in the mortar that extended the entire width of the hearth. This presents a fire hazard should embers fall into the crack. The hearth must be evaluated to determine the cause of the crack and repaired by a qualified chimney repair contractor before it is used.

Recommendation

Contact a qualified chimney contractor.



6.8.1 Chimney/Flue/Vent

ALL CHIMNEYS AND FIREPLACES SHOULD BE INSPECTED BY A QUALIFIED CHIMNEY SWEEP CONTRACTOR

Minor Defect/Maintenance Item

All chimneys and fireplaces should be inspected by a qualified chimney sweep contractor as this inspection exceeds the home inspector's standard of procedure.

Recommendation

Contact a qualified chimney sweep.

6.9.1 Laundry Venting System

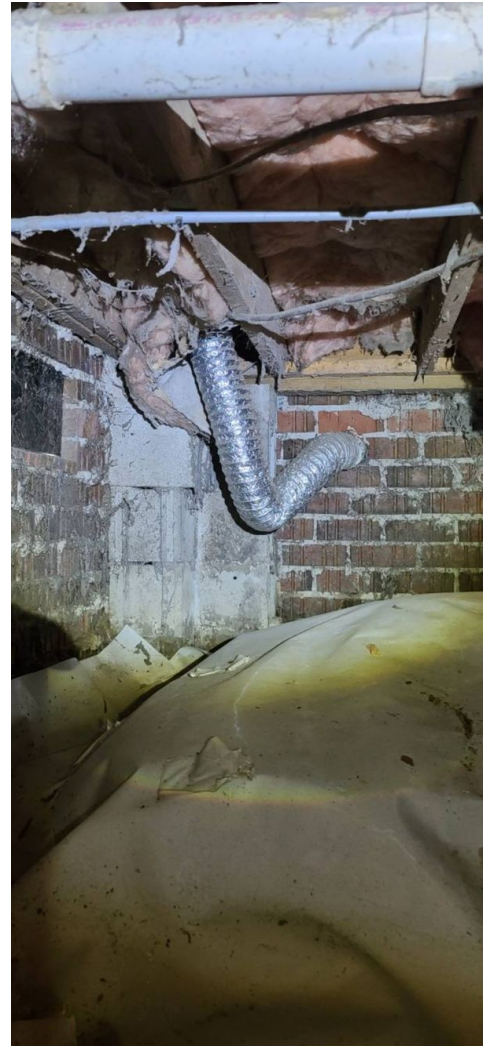
CRAWL FLEXIBLE PIPE

Defect

The laundry vent pipe in the crawl space was a flexible pipe with dips/valleys. The flexible pipe can retain debris/lint, which creates a fire hazard. The laundry vent pipe needs to be replaced by a qualified contractor.

Recommendation

Contact a qualified professional.



7: INTERIORS

		Acc	R/R	Mon	NI	NP
7.1	Walls	X				
7.2	Ceilings	X				
7.3	Floors	X				
7.4	Cabinets/Counters	X				
7.5	Interior Doors		X			
7.6	Interior Windows		X			
7.7	Closets	X				

Acc = Acceptable R/R = Repair/Replace Mon = Monitor NI = Not Inspected NP = Not Present

Information

Cabinets/Counters: All tested

Noted all of the cabinet doors/drawers in the house were tested.



Interior Doors: All tested

Noted all of the doors in the house were tested.

Interior Windows: Representative number of windows tested

A representative number of windows in the house were tested.

Limitations

Interior Windows

SECURITY LOCKS IN SOME LOCATIONS

Noted window(s) in the location(s) listed above had security locks (screws) and could not be opened/tested. Removing security features or mechanisms exceeds the standards of a home inspection.





Observations

7.5.1 Interior Doors

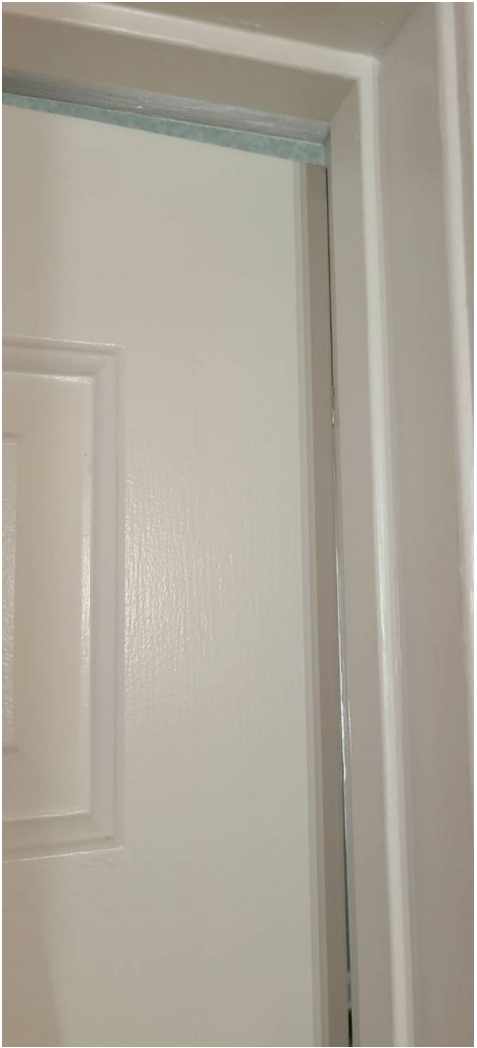
SCRUBBED

Minor Defect/Maintenance Item

The door(s) listed above scrubbed. Thus, the door(s) would not close or were difficult to open/close. The door(s) need to be repaired by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.





7.6.1 Interior Windows

BROKEN GLASS

DINING ROOM

 Defect

Window(s) in the location(s) listed above had broken glass. The broken glass could injure a person. The damaged window(s) need to be repaired/replaced by a qualified contractor.

Recommendation

Contact a qualified window repair/installation contractor.



8: APPLIANCES

		Acc	R/R	Mon	NI	NP
8.1	Dishwasher		X			
8.2	Range/Cooktop	X				
8.3	Oven	X				
8.4	Trash Compactor					X
8.5	Garbage Disposal	X				
8.6	Range Hood/Vent Fan		X			
8.7	Microwave Oven					X
8.8	Other	X				

Acc = Acceptable R/R = Repair/Replace Mon = Monitor NI = Not Inspected NP = Not Present

Information

Dishwasher: Label



Range/Cooktop: Range/Cooktop
Description
Induction cooktop

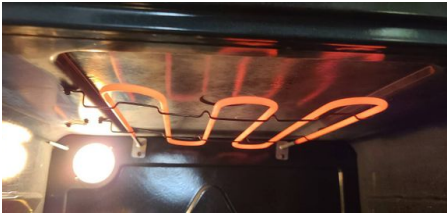


Oven: Oven Description
Electric

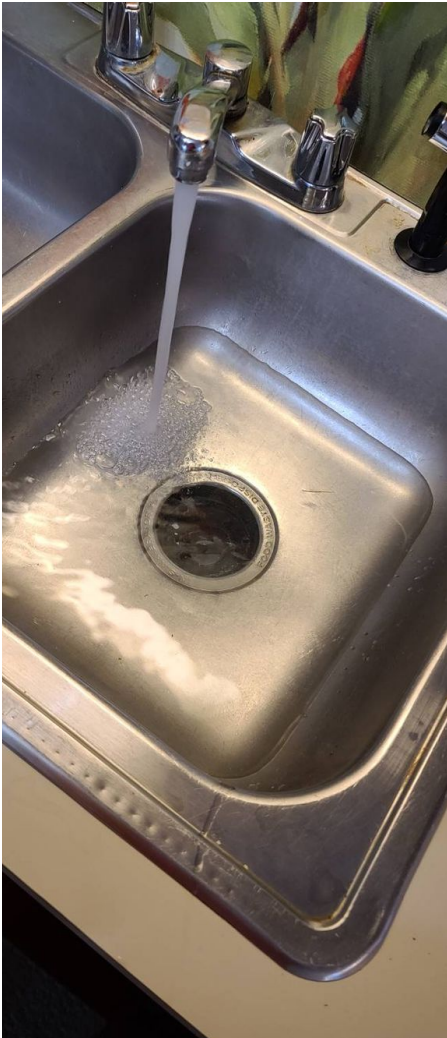
Range Hood/Vent Fan: Range
Hood/Vent Fan Description
Fan recirculated into the house

Oven: Bake/broil tested

Noted the bake and broil functions in the oven were tested but cooking ability was not tested/determined.

**Garbage Disposal: Tested with water**

Noted the disposal was tested with water running but its grinding ability was not tested/determined. Nothing was put into the disposal during the inspection.

**Garbage Disposal: Switch in wall**

Noted the disposal was controlled by a switch in the wall to the right of the sink.

**Other: Refrigerator(s) not inspected**

Noted refrigerator(s) in the house. Refrigerator(s) are not considered built-in kitchen appliances and are not included in a home inspection.

Other: Laundry equipment not inspected

Noted laundry equipment such as a clothes washer and/or clothes dryer in the house. Laundry equipment is not considered built-in kitchen appliances and is not included in a home inspection.

**Other: Ice maker(s) not inspected**

Noted ice maker(s) in the house. Ice maker(s) are not considered built-in kitchen appliances and are not included in a home inspection.

Observations

8.1.1 Dishwasher

**Defect****NO SHUTOFF/BACKET - SINCE 2000**

The dishwasher did not have an electrical shutoff within sight of the dishwasher and did not have a lock-out bracket on its breaker. Thus, a contractor working on the dishwasher cannot guarantee the power is turned off to the dishwasher prior to working on it, which is a safety hazard. An electrical shutoff or lock-out bracket needs to be installed by a licensed electrical contractor.

Recommendation

Contact a qualified electrical contractor.

8.1.2 Dishwasher

**Defect****NOT SECURED**

The dishwasher was not secured to the countertop or cabinet and would move. This could allow damage to the dishwasher, its wiring or its plumbing. The dishwasher needs to be repaired by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



8.1.3 Dishwasher

**Defect****DID NOT WORK**

The dishwasher did not work. Adjusting the control(s) on the dishwasher had no effect. Thus, the dishwasher could not be used/tested. The dishwasher needs to be repaired/replaced by a qualified contractor.

Recommendation

Contact a qualified appliance repair professional.

8.2.1 Range/Cooktop



NO ANTI-TIP

There was no anti-tip bracket holding the range/oven in place. An anti-tip bracket would hold a range/oven in place if something heavy was placed on the open door or an extended shelf. An anti-tip bracket needs to be installed by a qualified contractor.

Recommendation

Contact a qualified professional.

8.6.1 Range Hood/Vent Fan



LIGHT NOT WORK

The work light on the bottom of the range hood did not work properly. Thus, it will be difficult to see items on the range/cooktop. The light needs to be repaired by a qualified contractor.



8.6.2 Range Hood/Vent Fan



NO GREASE SCREEN

The grease screen(s) were not installed on the range hood. The grease screen(s) keep grease/debris out of the exhaust fan. The range hood needs to be repaired by a qualified contractor.

Recommendation

Recommended DIY Project



9: FOUNDATION

		Acc	R/R	Mon	NI	NP
9.1	Wall	X				
9.2	Grade		X			
9.3	Drain					X
9.4	Sill Plate/Band					X
9.5	Girders	X				
9.6	Floor Joists	X				
9.7	Subflooring				X	
9.8	Columns/Piers	X				
9.9	Chimney	X				
9.10	Insulation		X			
9.11	Ventilation	X				
9.12	Vapor Retarder	X				
9.13	Access	X				

Acc = Acceptable R/R = Repair/Replace Mon = Monitor NI = Not Inspected NP = Not Present

Information

Wall: Foundation Type

Crawl space

Wall: Foundation Construction

Method

Block

Girders: Girders Description

Wood



Floor Joists: Floor Joists Description

Wood



Subflooring: Subflooring Description

Not visible

Chimney: Masonry chimney foundation was typical

Noted the foundation for the masonry chimney looked typical.



Insulation: Insulation Description

Batt

Ventilation: Ventilation Description

Manual vents, Open vents

Vapor Retarder: Vapor Retarder Description

Plastic on the ground - full coverage



Access: Observation Method

Viewed with a standard flashlight, Crawled the entire crawl space

Access: Entry Method

Entered through an access door on the back of the house

Grade: Not consistent slope/grade

Noted there was not a consistent slope/grade in the ground in the crawl space, which is typical for the age of the house.

Drain: No visible drain

Noted there was no visible foundation drain in the crawl space, which is an outdated construction practice.



Sill Plate/Band: Sill not bolted

Noted the sill plate was not bolted to the foundation wall, which is an outdated construction practice.

Columns/Piers: Columns/Piers Description

Block



Observations

9.2.1 Grade

STANDING WATER IN CRAWL SPACE

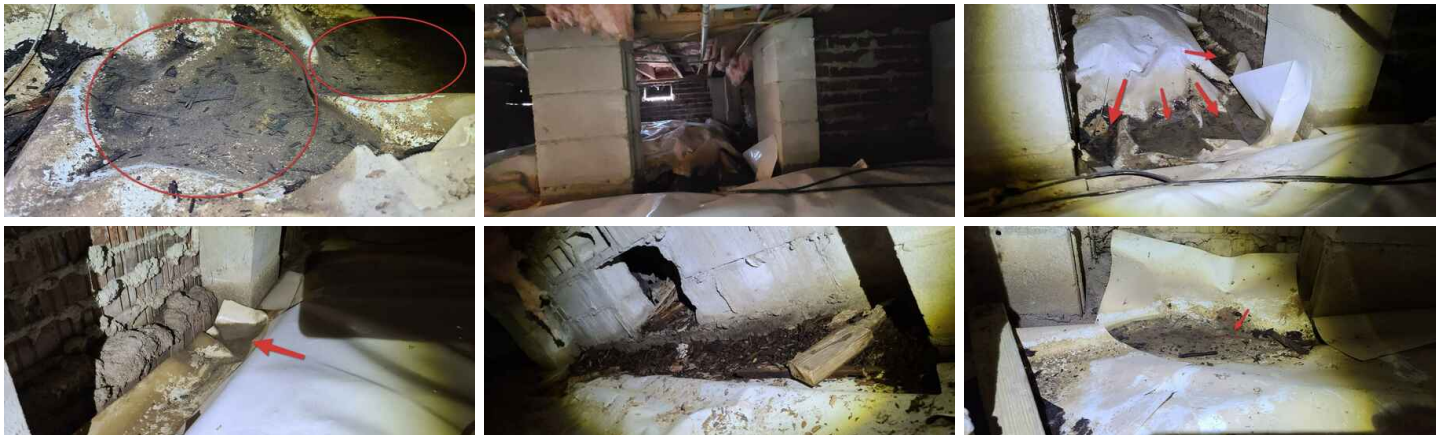
UNDER THE LAUNDRY ROOM



There was standing water in the location(s) listed above of the crawl space. The standing water indicates the crawl space is not graded properly to allow the water to drain away and can create an unhealthy environment. There was a foundation drain system excavated into the crawl space. The source of the water was unknown. The source of the water needs to be determined and repaired by a qualified contractor. The crawl space grading needs to be repaired by a qualified contractor so the water drains out.

Recommendation

Contact a foundation contractor.



This is the wall behind the front steps. Standing water, wood debris, and cellulose material are in the trench and cavity. This may promote termite activity and other wood-destroying organisms such as fungus and mold.



Under Front steps

9.2.2 Grade

MOUND IN GROUND IN CRAWL SPACE

UNDER THE LAUNDRY ROOM.



There was a mound of dirt in the location(s) listed above of the crawl space. The mound can retain water and prevent it from draining out of the crawl space. There was an indication of water in that area during the inspection. The grading needs to be repaired by a qualified contractor.

Recommendation

Contact a qualified grading contractor.

9.10.1 Insulation

MISSING/FALLING/DANGLING INSULATION

VARIOUS LOCATIONS



There was missing/falling/dangling batt insulation in the crawl space, which can allow heat transfer through the floor. The insulation is supposed to be installed against the conditioned surface, i.e. the subflooring. The crawl space insulation needs to be repaired by a qualified contractor.

Recommendation

Contact a qualified insulation contractor.

9.10.2 Insulation

VAPOR RETARDER FACING CRAWL

NEAR FRONT STEPS



The crawl space insulation had been installed with its vapor retarder facing the crawl space between two rows of joists. The rest of the insulation was facing in the proper orientation. The insulation was also installed at the bottom of the floor joists instead of against the subflooring. These issues can allow moisture to form between the floor and vapor retarder. There was limited view of the area above the insulation because the insulation was attached in place. The area above the insulation needs to be evaluated by a qualified contractor.

Recommendation

Contact a foundation contractor.



Falling insulation near front steps

STANDARDS OF PRACTICE
