Home Appeal Inspections, LLC

Confidential - Property Inspection Report - Confidential

123 New house, Al
Inspection prepared for: New Contruction Example
Real Estate Agent: -

Date of Inspection: 12/1/2020 Time: 700
Age of Home: 2020 Size: 3190
Weather: 65 *

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HOME APPEAL INSPECTIONS

USE OF PHOTOS:
Your report includes many photographs. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:
GREEN text: Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

BLUE text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

RED text: Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

LIGHT GREY text: Denotes updates such as re-inspection notes.

COMMENT KEY or DEFINITIONS:
"INSPECTED": I visually inspected the item, system, or component and if no other comment is made, then it appeared to be functioning as intended on day of inspection -- allowing for normal wear and tear.
"NOT INSPECTED": I did not inspect this item, system, or component and make no representation of wether or not it was functioning as intended and will state a reason for not inspecting.
"NOT PRESENT": This item, system, or component is not in this home or building.
"REPAIR OR REPLACE": I recommend that the item, system, or component be repaired or replaced and suggest a second opinion or further inspection by a qualified contractor or individual.
"SAFETY CONCERN": A condition, system or component that is considered harmful or dangerous due its presence or absence.
"DEFERRED COST": Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.
"MAINTENANCE": Recommendations for the proper operation and routine maintenance of the home.
“NOTE”: This is a general statement of awareness of a condition, system or component.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. This home inspection is a visual and non evasive inspection.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time, observable visual conditions on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. In addition, we recommend a one year home warranty to assist with the cost of hidden issues that may be present, but not observed on the day of the inspection.

The Summary

The summary in red font below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or deficiencies that may lead to a major deficiency or cost. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Cosmetic/minor expense/home owner maintenance issues like burnt bulbs, door hardware issues and typical wall covering flaws for example are contained in the body of the report. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be performed by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Report Summary

Exterior		
Page 6 Item: 8	Exterior Cladding	• The right hand side of the bump out above the garage door is bowed and a section of trim at the bottom right corner is not properly fitted.
Page 6 Item: 9	Eaves, Soffits, Fascia and Trim	• The fascia at the right of the front porch is bent. As this is a new construction, repair or replacement is recommended.
Structure		
Page 9 Item: 3	Ceiling and Roof Structure	• A support frame member is unsecured at the top portion above the attic access area. Recommend securing this frame member at the affected area.
Attic and Insulation		
Page 10 Item: 4	Attic Ventilation	• As viewed from inside the attic above the attic access, it appears that an adequate cutout for ridge venting is not present. Typically, at least one inch of space on each side is recommended for ridge venting. Recommend consulting with the builder for correction.
Interior		
Page 11 Item: 2	Walls and Ceilings	• Note: The paint appears to have been applied in a thin layer, drywall was observed appearing through the paint in multiple locations. • Multiple scrapes and scratches were noted on walls throughout the home.
Page 12 Item: 3	Floor Surfaces	• Note: paint or putty was observed on the floor of the upstairs bonus room in multiple locations along the north wall.
Page 12 Item: 4	Windows	• Note: the caulking around the windows in the front bedroom appears to be incomplete. A gap was observed at the upper left side, along the top, and at the upper right side.
Page 13 Item: 5	Interior Doors	• Repair or replace: the garage service doorknob does not readily latch or turn. Recommend review by the contractor prior to walk through. • Note: paint was observed on multiple door hinges throughout the home. • Door stops are not installed at all door locations. Install at all affected areas.
Appliances		
Page 18 Item: 9	Dryer Vent	• Note: the hose clamp securing the dryer vent hose is not tight.
Heating and Air Conditioning		
Page 19 Item: 3	Cooling System	• When the upstairs thermostat was called for cold air demand, the system did not turn on as expected. After 30 minutes of wait time the unit was turned off. Recommend review by a licensed HVAC technician. • A return air register is not installed for the upstairs. Recommend consulting with a licensed HVAC technician to ensure adequate return air is possible for the upstairs area.
Page 20 Item: 7	Condensate Drain	• A cap has not been installed on top of the primary condensate drain. Install at the affected area.
Page 21 Item: 9	Fireplace(s)	• The gas valve is off for the gas logs. The system was not tested. It is noted that a wire nut is missing on the low voltage wiring near the controls of the fireplace logs.
Electrical		
Page 22 Item: 4	Main Service Panel(s)	• The bond screw has been loosened on the neutral bus as expected and the bonding strap has been removed. However, a bonding screw was not observed to be bonding the ground buss to the panel. Recommend review by a licensed electrician to ensure the ground buss bar is bonded to the panel.
Page 23 Item: 7	Lighting, Fixtures, Switches, Outlets	• Note: receptacles that are not flush with the face plate were observed throughout the home. • Note: it was observed that there is no lighting in the majority of the closets.
Page 24 Item: 9	Smoke/Alarm Detector Condition	• CO detector(s) not observed, install as needed.

Plumbing		
Page 26 Item: 12	Water Heater(s) Condition	• The conduit is strained for the water heater electrical feed. This condition has pulled the conduit out of the bushing at the wall. Recommend repair by a licensed electrician. Suggest adding more slack for this circuit.

Exterior

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Grading and Surface Drainage

Description:
• House Faces North
• Generally graded away from the structure
Observations:
• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Low spots around the foundation should be back filled as well. A qualified landscape professional can advise for improvements in this area if desired.

2. Vegetation Affecting Structure

Description: Controlled vegetation
Observations:
• Inspected

3. Driveway

Materials: Concrete
Observations:
• Inspected

4. Walkways

Materials: Concrete
Observations:
• Inspected

5. Porch, Patio, Flatwork

Description: Front porch: Concrete lined with Brick • Rear patio: Concrete lined with brick • Aluminum columns • Brick columns
Observations:
• Inspected

6. Exterior Doors

Description: Metal
Observations:
• Inspected

7. Window/Door Frames and Trim

Description: Wood • Aluminum covered on wood
Observations:
• Inspected

8. Exterior Cladding

Description:
• Brick Veneer
• Vinyl Siding
Observations:
• Inspected
• The right hand side of the bump out above the garage door is bowed and a section of trim at the bottom right corner is not properly fitted.

Bowed trim/unsecured-above garage

9. Eaves, Soffits, Fascia and Trim

Description: Aluminum fascia over wood • Vinyl
Observations:
• Inspected
• The fascia at the right of the front porch is bent. As this is a new construction, repair or replacement is recommended.

Roofing

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.
Roof penetrations are also a common area where leakage occurs. A common, but improper repair activity observed is the use of caulking that is applied around roof penetrations that includes, but not limited to, vent stacks, service mast and chimney flashing. Replacement of this flashing by a licensed roofing contractor is recommended in place of caulking, as caulking will eventually crack or may leak during a heavy rain event. A leak point may be present but not observed during the visual inspection of the roof or roof penetrations if a rain event has not recently occured.

1. Roof Style and Pitch

Gable

2. Method of Roof Inspection

Viewed from ladder at eaves due to pitch in places • Drone

3. Roof Covering

Description: Dimensional architectural shingles
Age: Average life expectancy of dimensional shingles is 30-40 years • Appears newly installed
Observations:
• Inspected

Roof view

Roof view

Roof view

Roof view

4. Flashings

Materials: Metal flashing
Observations:
• Inspected at visible portions

Flashing view

5. Roof Penetrations

Description: ABS Piping for plumbing vent stack(s)
Observations:
• Inspected at visible areas.

Plumbing vent view

6. Roof Drainage System

Description: Aluminum gutters
Observations:
• Inspected
• Downspouts which discharge onto the ground - above grade - should discharge a good distance away from the house -- four (4) to six (6) feet or more, if possible. Recommend down spout extensions/splash blocks where applicable.

7. Limitations of Roofing Inspection

• Leaks often appear at roof penetrations, flashings. A roof leak should be addressed promptly to avoid damage to the structure. We recommend an annual inspection of roof penetrations, chimney flashing and skylight components to minimize the risk of leakage and to maximize roof life. A roof inspection without a current rain event may not reveal leaks or deficiencies. The roof inspection is a snap shot in time with current conditions. If it is noted the the roof pitch was to steep to safely access the roof, it is recommended to have a roofing professional with proper safety gear to inspect the roof covering and components.

Structure

In accordance with the InterNACHI© Standards of Practice pertaining to Structural Components, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound. Home Appeal Inspections, LLC suggests that if the client is at all uncomfortable with this condition or our assessment, a structural engineer be consulted to independently evaluate any specific concern or condition, prior to making a final purchase decision.

1. Foundation Type

Slab on grade

2. Wall Structure

Description: Wood frame: 2 X 4
Observations:
• Inspected at visible portions

3. Ceiling and Roof Structure

Description: Oriented Strand Board (OSB) sheathing • Roof framing system: 2x4 Wood truss
Observations:
• Inspected- At visible portions.
• A support frame member is unsecured at the top portion above the attic access area. Recommend securing this frame member at the affected area.


Attic structure view


Attic structure view


Detached frame member-Left of attic access


Wide view-Detached frame member


Vent stack penetration view- No staining

4. Limitations of Structure Inspection

• Full inspection of all structural components is not possible in areas/rooms where there are finished walls, ceilings,insulation in attic and floors.(Internal and external). Limited safe walk planks in attic to fully inspect.

Attic and Insulation

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Attic Access

Description: Pull Down Ladder located in: Upstairs
Observations: Inspected

2. Attic condition

Materials:
• Viewed and walked/crawled through center of rafters
Observations:
• Inspected at visible portions


Attic view


Attic view

3. Insulation

Description: Cellulose, loose fill
Depth/R-Value: Standard for this area is 10" for approx. R-30 insulating value, levels below this should be reviewed by an insulation contractor for efficiency reasons. • 8-10 inches
Observations:
• Inspected


Insulation view


Random measurements of insulation

4. Attic Ventilation

Description: Under eave soffit vents • Ridge exhaust venting
Observations:
• As viewed from inside the attic above the attic access, it appears that an adequate cutout for ridge venting is not present. Typically, at least one inch of space on each side is recommended for ridge venting. Recommend consulting with the builder for correction.


Minimal ridge vent cut out


Ridge vent view

5. Limitations of Attic and Insulation Inspection

• Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.

Interior

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.
Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.
Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.
An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: http://www.cpsc.gov.

1. Door Bell

Observations:
- Inspected

2. Walls and Ceilings

Materials: Drywall
Observations:
- Note: The paint appears to have been applied in a thin layer, drywall was observed appearing through the paint in multiple locations.
- Multiple scrapes and scratches were noted on walls throughout the home.

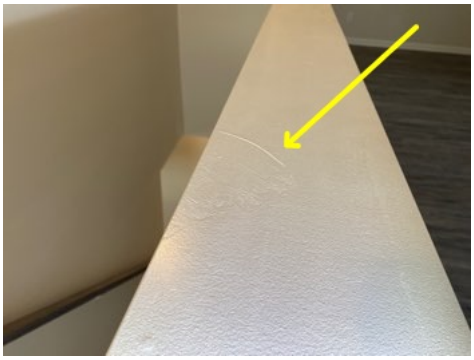
Marks on wall beside toilet- hall bathrooms

Marks on wall by sink- hall bathroom

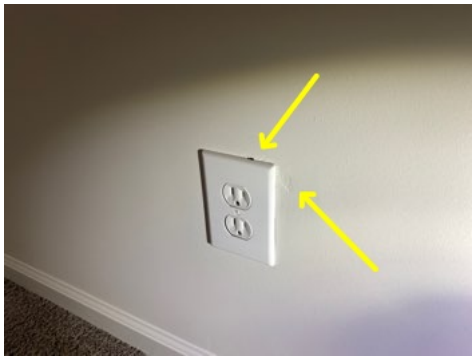
Defect in paint- front bedroom south wall

Marks on wall- stairwell

Putty on window trim- head of the stairs



Scrapes in paint- upstairs stairway half wall



Gap and cosmetic repairs at receptacle plate, East wall upstairs bedroom1

Gouges, scuffs, and dirt at door to upstairs hall closet

3. Floor Surfaces

Materials: Laminate • Carpet
Observations:
• Inspected
• Note: paint or putty was observed on the floor of the upstairs bonus room in multiple locations along the north wall.

Paint on floor- bonus room

4. Windows

Description: Vinyl/PVC type • Fixed • Double hung with tilt-out feature
Observations:
• Missing screens noted.
• Note: the caulking around the windows in the front bedroom appears to be incomplete. A gap was observed at the upper left side, along the top, and at the upper right side.

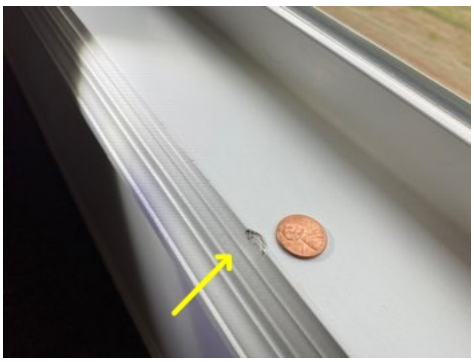

Crack in caulking- front bedroom, left side


Incomplete caulking- front bedroom


Crack in caulking- upstairs bedroom1


Paint on windowsill- upstairs bedroom2


Crack and gouges in window trim- bedroom2

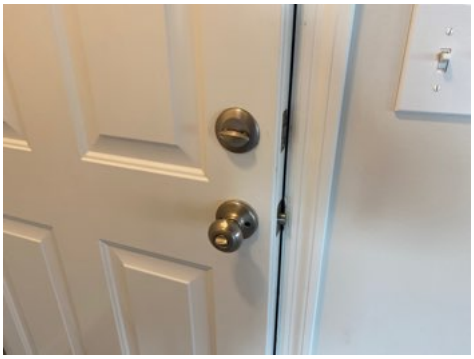

Dent in windowsill- upstairs bedroom2

5. Interior Doors

Description: Metal • Hollow core wood doors • Sliding barn doors

Observations:

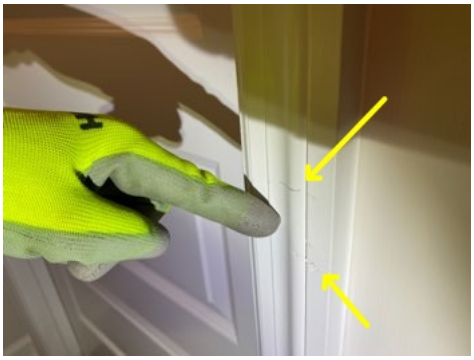
- Inspected
- Repair or replace: the garage service doorknob does not readily latch or turn. Recommend review by the contractor prior to walk through.
- Note: paint was observed on multiple door hinges throughout the home.
- Door stops are not installed at all door locations. Install at all affected areas.


Door knob does not operate smoothly- garage interior door


Paint on door hinges


Scratch on the inside of the closet door- upstairs bedroom1


Scratches in finish- inside closet door bedroom2


Scratches and gouges in laundry room door trim


No doorstop- laundry room door


Scrape and dirt on master bedroom door


Scratch- master bath closet


Scratches on the inside of the master closet door, poorly installed/broken door stop

6. Stairways and Railings

Observations:
• Inspected

7. Ceiling Fans

Observations:
• Inspected

8. Cabinets and Vanities

Materials: Wood • Porcelain
Observations:
• Inspected

9. Countertops

Materials: Granite
Observations:
• Inspected

10. Garage Condition

Description: Attached Garage • Concrete floor • Elevated sill plates • Finished ceiling/walls
Observations:
• Inspected

11. Garage Door(s)

Description: One - Single automatic metal garage door., Insulated
Observations:
• Inspected

12. Garage Door Opener(s)

Description: One automatic opener
Observations:
• Inspected

13. Garage Door Safety Features

Safety Reverse: Present
Safety Sensor: Present
Observations:
• Inspected

Bathrooms

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture in the air, water leaks, and deteriorated/poor caulking and grouting can cause mildew, wallpaper/paint to peel, and other problems. The inspector will identify as many issues as possible, but some problems may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom grouting and caulking, because minor imperfections will result in water intrusion and unseen damage behind surfaces. Traps and drains under sinks tend to leak after new occupancy due to bathroom routine changes. Be sure to check these areas during the walk through as pipes can also get disturbed during the moving/packing process of the seller. In addition, the overflow for the tub/whirlpool is not inspected. Typically, a rubber gasket secures the overflow into place on the outside of the tub's overflow component. This gasket may become brittle/cracked over time, and typically this area is hidden so testing is not conducted as the leak may not be seen immediately after over flow test. Caulking comments: Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, walls and ceilings below bathrooms. As such, periodic re-caulking of tub and shower areas is an ongoing maintenance task which should not be neglected.

1. Tub(s)

Description: Tub with moulded plastic shower surround
Observations:
• Inspected

2. Shower(s)

Description: Surround is tile in master bathroom • Doors are tempered glass in madter shower
Observations:
• Inspected

3. Toilet(s)

Observations:
• Inspected

4. Exhaust Fan(s)

Observations:
• Inspected

Appliances

Inspector observed and operated the basic functions of the following appliances: Permanently installed dishwasher(s), through its rinse cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; Permanently installed microwave oven. Refrigerator/freezer accessories such as the ice maker or water tap are not inspected or tested due to frequent unexpected failure. Inspection of stand-alone freezers and secondary refrigerators are outside the scope of this inspection. No opinion is offered as to the adequacy of dishwasher operation. Oven self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved and the condition of any walls or flooring hidden by them cannot be judged.

1. Dishwasher

Description: General Electric
Observations:
• Inspected

2. Garbage Disposal

Description: InSinkErator
Observations:
• Operated - appeared functional at time of inspection.

3. Ranges, Ovens, Cooktops

Description: General Electric • Cooktop: Glass - ceramic surface • Oven(s): Electric
Observations:
• Inspected

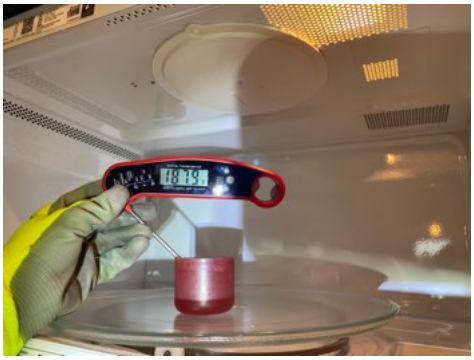
Range heat element view

4. Hood/Exhaust Fan

Description: Built in microwave
Observations:
• Inspected

5. Microwave

Description: GE
Observations:
• Inspected



Microwave temp

6. Refrigerator

Description: General Electric • Side by side - Ice and water dispenser on door
Observations:
• Ice and water dispenser tested. No water or ice would flow when dispenser was pressed. Plumbing for the dispenser appears to be present. Recommend review by the contractor prior to walk through to review and repair as needed.

No water or ice at dispenser

Cooling temp- freezer

Cooling temp- refrigerator

7. Washer

Description: General Electric
Observations:
• Not tested- washer was not plugged in

8. Dryer

Description: General Electric
Observations:
• Inspected

Dryer heat

9. Dryer Vent

Observations:
• Note: the hose clamp securing the dryer vent hose is not tight.

The hose clamp securing the dryer hose is not tight

10. Limitations of Appliances Inspection

• Appliances are tested by turning them on for a short period of time. Recommend a one-year Homeowner's Warranty or service contract be purchased. It is further recommended that appliances be operated once again during the final walk through inspection prior to closing.

Heating and Air Conditioning

In accordance with the InterNACHI© Standards of Practice pertaining to Heating and Air Conditioning (HVAC) systems, this report describes the energy source and the distinguishing characteristics of the heating and cooling system(s). Inspectors are required to open readily openable access panels and visually inspect the installed heating equipment and associated vent systems, flues and chimneys; and central air conditioning equipment and distribution systems. The HVAC system inspection is general and not technically exhaustive. The inspector will test the heating and air conditioner using the thermostat and/or other normal controls. Home Appeal Inspections, LLC highly recommends that a qualified licensed HVAC technician evaluate the system in a more exhaustive manner before the purchase of the home as this component is typically the most expensive system in the home. In addition, a standard, seasonal or yearly, Service and Maintenance Contract with an HVAC contractor should be obtained. This provides a more consistent and thorough investigation of the entire home's heating, air conditioning and filtering system as well as maintaining it at peak efficiency —thereby increasing service life.

1. Thermostat(s)

Description: Digital - programmable type/Remote • Location(s): Upstairs & first level
Observations:
• Inspected

2. Energy Source

For Heating: Electric
For Cooling: Electric - 220 volt
Observations:
• Inspected

3. Cooling System

Description: Two Compressor/Condensing units- Forced Air • Carrier brand
Age and Capacity: Manufactured: 2020 • Average air conditioning unit lasts about 12-15 years with regular maintenance. Recommend a qualified HVAC professional to review and advise for units older than this typical life cycle scale. • Approx 1.5 Tons • Approx 2 1/2 Tons
Observations:
• Inspected
• When the upstairs thermostat was called for cold air demand, the system did not turn on as expected. After 30 minutes of wait time the unit was turned off. Recommend review by a licensed HVAC technician.
• A return air register is not installed for the upstairs. Recommend consulting with a licensed HVAC technician to ensure adequate return air is possible for the upstairs area.

Condenser view

Data tag for condenser-2020-11/2 ton

Data tag for condenser-2020-21/2ton

Upstairs register did not produce cold air

Cooling at register down stairs

4. Safety Switch

Description: Condenser- Disconnect mounted on wall near unit.
Observations:
• Inspected

5. Heating System/Air Handler

Description: Two Air-source electric Heat Pumps. Air handlers located in attic of home. • Carrier
Age and Capacity: Manufactured: 2020
Observations:
• Inspected


Air Handler view


Air Handler view


Heat at registers


Heat at registers upstairs

6. Heating & Cooling Distribution

Description: Flex/metal ducting in attic
Observations:
• Inspected


Duct work view

7. Condensate Drain

Observations:
• Inspected
• MAINTENANCE: During the cooling season--it is important to monitor condensate drain to insure it is clear of debris for proper draining to occur. This is especially important if the evaporator is located in the interior of the home such as attic area. Recommend seasonal servicing by a qualified professional.
• A cap has not been installed on top of the primary condensate drain. Install at the affected area.

Overflow sensor present

Overflow sensor present


No cap

8. Filter(s)

Description: Disposable filter
Observations:
• Inspected
• MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

9. Fireplace(s)

Description:
• Prefabricated Vented
Observations:
• The gas valve is off for the gas logs. The system was not tested. It is noted that a wire nut is missing on the low voltage wiring near the controls of the fireplace logs.


No wire nut-Fireplace

10. Limitations of Heating and Air Conditioning Inspection

• Inspection of the heat and air is a non evasive inspection at the point in time of the inspection. A qualified professional is recommended to fully evaluate the whole system to ensure proper function of components. An annual/seasonal HVAC contract is recommended to extend the life and efficiency of the system.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should

be a priority, and should be made by a qualified, licensed electrician.

1. Service Drop

Description: Underground service
Observations:
• Inspected

2. Service Entry wires

Materials:
• 200 Amp
Observations:
• Inspected

3. Service Grounding

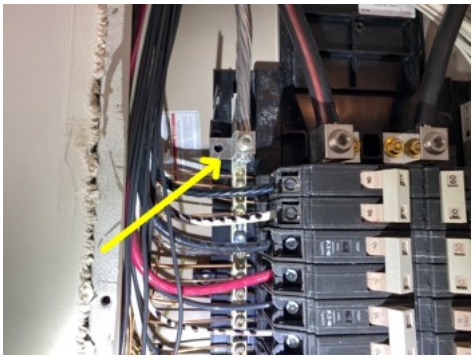
Description: Copper
Observations:
• Inspected

4. Main Service Panel(s)

Description: Main Breaker Location: At Meter-200 • No Room for additional circuits • Main Panel Location: Garage • Eaton
Observations:
• Inspected
• The bond screw has been loosened on the neutral bus as expected and the bonding strap has been removed. However, a bonding screw was not observed to be bonding the ground buss to the panel. Recommend review by a licensed electrician to ensure the ground buss bar is bonded to the panel.

Main breaker at meter


Main panel view


Bond screw not identified on ground buss.

5. Overcurrent Protection

Type: Breakers
Observations:
• Inspected

6. Distribution Wiring

Description: Wiring type: non-metallic sheathed cable "Romex"
Observations:
• Inspected at visible areas.

7. Lighting, Fixtures, Switches, Outlets

Description: Grounded

Observations:

- Inspected
- Note: receptacles that are not flush with the face plate were observed throughout the home.
- Note: it was observed that there is no lighting in the majority of the closets.

Ceiling fan light in living room did not operate with expected switches

Switches by garage service door do not appear to operate any fixtures

Receptacles are not flush with the faceplate

No lighting in multiple closets

Loose outlet- upstairs bedroom3

Crooked receptacle- master bath

8. GFCI - Ground Fault Circuit Interrupter

Description:

- GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking. Kitchens, bathrooms, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock. It is recommended test the devises once a month to ensure proper function.

Locations & Resets:

- Installed Ground Fault Interrupters (GFI's) were functional and in their properly required locations
- Installed in Kitchen
- Installed in bathroom
- Installed at Exterior
- Installed at Garage

Observations:

- Installed/visible GFCIs responded to test

9. Smoke/Alarm Detector Condition

Materials:
• Smoke detector(s) are present. This inspection only checks for the presence of smoke detectors. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. Battery operated smoke alarms should be checked routinely and the batteries changed frequently. We always recommend installing new detectors in your home before you move in, to ensure proper operation. Install as needed above doorways.
• Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basements if applicable. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations.

Materials:
• SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible,tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home. In order to ensure that your home has maximum protection, it's important to have a CO detector on every floor. Carbon monoxide detectors can get the best reading of your home's air when they are placed five feet from the ground. Near every sleeping area.
• They should be installed specifically outside of each sleeping area in a house (there could be multiple areas), on each level of the house and in the basement also. You may only need one carbon monoxide detector in your house, but you could need several detectors depending on the layout of your home.

Observations:
• Present
• CO detector(s) not observed, install as needed.

10. Limitations of Electrical Inspection

• Electrical components concealed behind finished surfaces are not visible to be inspected.

Plumbing

In accordance with the InterNACHI© Standards of Practice pertaining to Plumbing systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping. Some simple plumbing repairs, such as a typical trap replacement, can be performed by a competent handyman. However, any more complex issues such as incorrect venting or improperly sloped drains should be repaired by a licensed plumber. All gas related issues should only be repaired by a licensed plumbing contractor —since personal safety is involved. If cast iron piping exist, a sewer scope by a qualified professional is always recommended due to it's corrosive nature over time or damage by roots/earth movement.

1. Water Source

Materials:
• Public municipal water supply

2. Main Water Shut Off

Location: At meter • Regulator/shut off in garage
Observations:
• Inspected

Shut off/regulator in garage

3. Supply Branch Piping

Description: Readily visible water supply pipes are: PEX type
Observations:
• Inspected at visible portions of the branch piping.

4. Exterior Hose Bibs/Spigots

Description: Standard hose bibs. (External faucets)
Observations:
• Inspected

5. Water Flow and Pressure

Pressure: 55 PSI
Observations:
• Inspected

55psi

6. Faucets

Observations:
• Inspected

7. Sinks

Observations:
• Inspected

8. Traps and Drains

Observations:
• Inspected at visible portions

9. Waste System

Description: Unknown

10. Drainage, Wastewater & Vent Piping

Description: Visible waste piping in house: PVC
Observations:
• Inspected it visible areas

11. Water Heater(s)

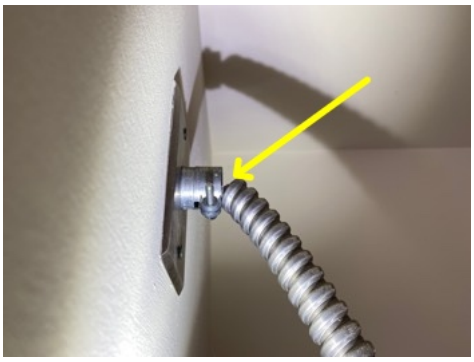
Description: Location: Garage • Heated by: Electric • Rheem
Capacity: 50 Gallons

12. Water Heater(s) Condition

Age: Water heater age: 2020 • Water heaters have a typical life expectancy of 12-15 years, for appliances older than this, it is recommended to have the unit reviewed by a qualified plumber to advise on the condition to prevent unexpected failure.
Observations:
• Inspected
• The conduit is strained for the water heater electrical feed. This condition has pulled the conduit out of the bushing at the wall. Recommend repair by a licensed electrician. Suggest adding more slack for this circuit.


Water heater view

Data tag-2020-50gal


Conduit strained/pulled from clamp-Water heater


Wide view-conduit pulled from WH connector


Water heater Temp

13. Fuel Supply and Distribution

Description: Black iron pipe
Shut Off: Main gas shut off located at outside meter and shut off by appliance(s).
Observations:
• Inspected
• The meter was locked at time of inspection.

Gas meter view

14. Private Sewage Disposal (Septic) System

Comments:

• If installed, this inspection did not access the septic tank. Evaluation of the septic sewage system is beyond the scope of a home inspection. Recommend contacting the homeowner and inquire about last cleaning date.

15. Limitations of Plumbing Inspection

• The sections of the plumbing system concealed by finishes, insulation and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Only visible components are inspected.

Glossary

Term	*Definition*
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.