Home Appeal Inspections, LLC

Confidential - Property Inspection Report - Confidential

123 Old House BLVD, Al
Inspection prepared for: Old House Example
Date of Inspection: 11/30/2020
Age of Home: 1920 Size: 2820

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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 5 Item: 5	Porch, Patio, Flatwork	• A wood post at the front porch shows indications of wood decay at the bottom portions, repair or replace as needed then recommend installing the post on an aluminum or other approved stand-off to prevent water from wicking up into the wood, then secure as needed.
Page 6 Item: 8	Exterior Doors	• The front door is binding at the frame. Recommend a licensed general contractor to repair as needed.
Page 6 Item: 9	Window/Door Frames and Trim	• Repair or Replace: Wood decay was observed on the west window frame. • The trim at the bottom portion of the wood windows is weathered at various places. Recommend a licensed general contractor to repair the affected areas.
Page 7 Item: 10	Exterior Cladding	• Repair or Replace: A small portion of siding on the west side of the home between two windows has indications of wood decay.
Roofing		
Page 9 Item: 7	Roof Drainage System	• There is no gutter/downspout system installed for roof drainage completely around the home. Recommend installing a gutter/downspout drainage system and properly extending away from the foundation.
Structure		
Page 10 Item: 3	Under Floor Crawlspace Condition	• The vapor barrier in the crawlspace is not present for full coverage. The vapor barrier is important because the barrier limits the amount of moisture than can evaporate out of the soil into the crawlspace. High humidity can result in mold and accelerated wood deterioration. Recommend installing a vapor barrier as needed for total coverage.
Interior		
Page 15 Item: 1	Walls and Ceilings	• 84% humidity reading in the interior. Recommend using the provided dehumidifier.
Page 16 Item: 3	Windows	• Flaking paint and some wood decay was observed on the window sashes and casing for most windows. The windows would not open with expected effort as well. Recommend a qualified licensed contractor to review the windows and determine if repair is an option or if replacement is necessary.
Heating and Air Conditioning		
Page 22 Item: 3	Package System Condition	• Repair or Replace: The conduit connected to the package unit is unsecured. • The packaged HVAC unit was not tested. A pallet was stacked on top of the unit and the unit did not appear to be in working order. A licensed HVAC technician is recommended to review the complete system, including duct work and register connections and advise for repair.
Page 22 Item: 4	Cooling System	• The condenser did not appear to be in working order, the HVAC system appears to be a 1993 model. Typical life span of a heat pump system/AC system is 12-15 years with proper service intervals. Recommend a qualified HVAC technician to review the unit and advise for reliability. In addition, recommend maintaining a home warranty policy to assist in the event of unexpected failure. • Insulation on suction line is missing. Replace as needed to assist in efficiency of the unit.
Page 23 Item: 5	Safety Switch	• The wiring for the condenser is not installed in conduit. A qualified licensed general contractor is recommended to install this wiring inside conduit.
Page 23 Item: 6	Heating System/Air Handler	• The air handler in the attic does not appear to be in working order. A licensed HVAC technician is recommended to review the complete system, including duct work and register connections and advise for repair.
Page 23 Item: 7	Heating & Cooling Distribution	• Registers without duct work attached was observed in the crawlspace, correction is recommended when the system are repaired.
Electrical		

Page 27 Item: 4	Main Service Panel(s)	• Safety: "Double Tapping" observed on a circuit--two wires on single slot in the main panel. This breaker does not appear to be rated for double tapping. The risk of landing two circuits on a single breaker may cause overloading of the fuse/nuisance tripping. Recommend a qualified licensed electrician to evaluate and repair as necessary.
Page 27 Item: 7	Lighting, Fixtures, Switches, Outlets	• Reverse polarity receptacles observed on the north west exterior of the home. Recommend repair by a licensed electrician. • Reverse polarity observed in the sunroom, a reversed condition is when the "hot" and "neutral" wires are reversed on the receptacle. Recommend a qualified electrician to correct as needed. • Open Grounded outlet observed in the dining room. Grounded plugs provide an extra level of safety by grounding the metal housing of the device. Recommend a licensed electrician to repair any open grounded outlets.
Page 28 Item: 8	GFCI - Ground Fault Circuit Interrupter	• There is not GFCI protection in all required areas. Although GFI protection may not have been installed at the time of construction, it is recommended to update with this protection device at locations in kitchen within 6 feet of the sink, bath rooms, and exterior. Recommend a qualified electrician to install as needed.
Page 29 Item: 9	Smoke/Alarm Detector Condition	• Smoke detectors were not observed in the home. 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. • CO detector(s) not observed, install as needed.
Plumbing		
Page 30 Item: 3	Supply Branch Piping	• Rust and corrosion was observed on the water heater supply piping. Recommend a licensed plumber to clean the affected areas to ensure reliability.
Page 31 Item: 11	Water Heater(s) Condition	• Safety concern: the water heater hood vent is not properly centered and secured on top of the appliance. This condition may allow harmful gases into the interior of the home. Recommend repair by a licensed plumbing contractor. • Water temperature is above 110 degrees-135*. It is recommended to set the water temperature at 110 degrees to prevent scalding. Recommend lowering the setting to this temperature for safety reasons.

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: Typical vegetation, some in contact with house.
Observations:
• Recommend having vegetation trimmed, pruned, or removed from affected areas, and regular homeowner monitoring and landscaping maintenance thereafter.

3. Driveway

Materials: Asphalt • Gravel
Observations:
• Minor settlement or "hairline" cracks in driveways are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

4. Walkways

Materials: Concrete
Observations:
• Inspected

5. Porch, Patio, Flatwork

Description: Front porch: Wood decking • Rear Patio: Stone steps • Wood columns
Observations:
• Inspected
• A wood post at the front porch shows indications of wood decay at the bottom portions, repair or replace as needed then recommend installing the post on an aluminum or other approved stand-off to prevent water from wicking up into the wood, then secure as needed.

Wood decay at bottom of post-Front

6. Deck, Balcony

Materials:
• Deck at Rear
• Low profile wood deck
• Pressure treated lumber
• Adequate wood treatment observed
Observations:
• Inspected

7. Exterior Steps/ Railings Condition

Materials: Steps: Wood • Railings: Wood
Observations:
• Inspected

8. Exterior Doors

Description: Metal • Wood
Observations:
• Inspected
• The front door is binding at the frame. Recommend a licensed general contractor to repair as needed.

Door jam binding

9. Window/Door Frames and Trim

Description: Wood
Observations:
• The paint around the window casings is peeling/cracking at North, West windows of the home. Although heavy paint cracking is not observed, Recommend routine prep, prime and painting with a quality exterior paint. This action is to prevent further weathering of the surface.
• Repair or Replace: Wood decay was observed on the west window frame.
• The trim at the bottom portion of the wood windows is weathered at various places. Recommend a licensed general contractor to repair the affected areas.

Wood decay at door frame-West

Weathered wood-Window frames

Weathered window trim-West

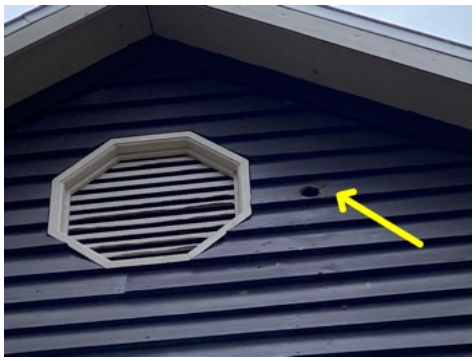

Peeling paint-North


Weathered wood-East


Weathered wood-East

10. Exterior Cladding

Description:
• Wood lap Siding
Observations:
• An apparent wildlife hall was observed at the south gable. Recommend ceiling this access point as needed.
• Repair or Replace: A small portion of siding on the west side of the home between two windows has indications of wood decay.


Wildlife hole-South


Weathered wood-West

11. Eaves, Soffits, Fascia and Trim

Description: Wood
Observations:
• Peeling paint observed on the fascia at the rear and sides, prep and paint as needed.


Flaking paint at fascia

12. Fence Condition

Materials:
• Wood
Observations:
• Fences are inspected in a general nature, no guarantee things will be kept in or out.

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 • Shed

2. Method of Roof Inspection

Viewed from ladder at eaves due to pitch in places • Viewed from tree house

3. Roof Covering

Description: Metal
Age: Appears serviceable, in first quarter of life expectancy
Observations:
• Inspected


Roof view


Roof view


Roof view

4. Flashings

Materials: Metal flashing
Observations:
• Inspected at visible portions

5. Roof Penetrations

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

6. Chimney(s)

Chimney view

Chimney view

7. Roof Drainage System

Description: Gutter system is not installed for roof drainage completely around the home
Observations:
• There is no gutter/downspout system installed for roof drainage completely around the home. Recommend installing a gutter/downspout drainage system and properly extending away from the foundation.

8. 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

Crawlspace: A raised perimeter with pier and beam supports

2. Foundation Walls

Description: Masonry Block at visble areas
Observations:
• Inspected at visible areas
• The masonry foundation walls appear to be in adequate condition with some indications of water intrusion/staining along the bottom masonry block line. Suspect water from poor exterior drainage.

Foundation wall view

3. Under Floor Crawlspace Condition

Method of Inspection:

- Crawled
- Wood Plank sub floor
- 2x6 joist
- 2x8 joist
- 2x10 joist

Insulation & Ventilation:

- Ensure all debris is removed from the crawlspace area. Debris hold moisture and promotes insect activity.
- Vents open and closed
- Soil vapor barrier is paritialy covered.

Observations:

- Crawlspace vents were noted to be open and closed. Crawlspace vents should be opened, screened and secure to promote adequate ventilation.
- Crawlspace moisture appears seasonally typical,14% to 17% random moisture readings observed on the joist/beams which is considered moderate/high humidity. In general, a moisture content of 20% or more can promote mold growth. Appears serviceable.
- Note: The laundry room flooring appears serviceable, however some indications of a past leak was observed.
- Crawlspace vent did not appear to be adequate for crawlspace venting. The floor structure humidity appeared to be slightly elevated. Suggest consulting with a licensed crawlspace contractor about the addition of a blower and possibly a suitably sized dehumidifier for the crawlspace. These components will promote air circulation and control humidity.
- The vapor barrier in the crawlspace is not present for full coverage. The vapor barrier is important because the barrier limits the amount of moisture than can evaporate out of the soil into the crawlspace. High humidity can result in mold and accelerated wood deterioration. Recommend installing a vapor barrier as needed for total coverage.

Missing vapor barrier

Crawlspace view- South

Wood humidity-S


Crawlspace view- East


Wood Humidity-E


Crawlspace View-North


Crawlspace view- West


Crawlspace view

Wood Humidity-W


Crawlspace view- East


Under laundry room


Crawlspace view- East


Past staining- Under laundry room


Crawlspace view


Past water leakage under laundry room area


Past repairs


Crawlspace view


Crawlspace view


Past repairs under laundry roomm area.

4. Columns and Beams

Description: Concrete piers • Brick piers • Concrete jack screws
Observations:
• Inspected
• Improve: Floor support piers constructed of stone, masonry blocks and brick was observed inside the crawlspace. It appears that post-contruction pier and beam support improvements have been performed. These supports are adequately installed and stable, but it is noted that a footer or 16" x 16" pier pads did not appear to be installed under the post-contruction piers when probed. The addition of the pads will prevent eventual settling of these piers over time.


Pier view


Pier view


Pier view


Pier view


Beam view

5. Wall Structure

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

6. Ceiling and Roof Structure

Description: 1" solid plank sheathing- Main home • 2x4 oak rafters • 2x6 ceiling joist
Observations:
• Inspected- At visible portions.


Attic structure view


Attic structure view

7. 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: Scuttle door located in: Upstairs Closet
Observations: Inspected • No insulation on the scuttle hatch.

2. Attic condition

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


Attic view-West


Attic view


Attic view


Attic view-South

3. Insulation

Description: Fiberglass, batts
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. • 5"-7" inches
Observations:
• Inspected


Insulation view


Insulation view


Random measurements of insulation

4. Attic Ventilation

Description: Gable vents • Ridge exhaust venting
Observations:
• Inspected

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. Walls and Ceilings

Materials: Drywall • Bead board
Observations:
• Some cosmetic, common small cracks and typical flaws in drywall finish noted. This is normal wear for age of home, cosmetic issues and locations are provided in the captioned pictures in this section.
• Flaking of the ceiling texture was observed in the upstairs bathroom over the vanity. The moisture reading was ambient. Prep, prime, and repair as needed.
• 84% humidity reading in the interior. Recommend using the provided dehumidifier.

Past staining- ambient moisture reading- den West wall

Past staining- ceiling of west wall- den

Past Moisture staining- den ceiling- north wall

Ambient Moisture reading on past staining- den ceiling- north wall

Ambient moisture reading- flaking ceiling texture over upstairs bathroom sink

Ceiling texture flaking- upstairs bathroom

2. Floor Surfaces

Materials: Laminate • Hardwood type • Carpet

Observations:

• Common scratches/wear for age of home noted. These cosmetic issues are provided with captioned pictures in this section.

Floor scratches by back (NW) door

3. Windows

Description: Wood/ Aluminum slides • Wood/ vinyl slides • Fixed • Double hung • Single Glazed (single pane of glass) • Leaded glass

Observations:

• The leaded glass window by the back door on the Northwest side of the home has bowed and cracked lead in multiple places in the lower third of the window. Repair as needed.

• Flaking paint and some wood decay was observed on the window sashes and casing for most windows. The windows would not open with expected effort as well. Recommend a qualified licensed contractor to review the windows and determine if repair is an option or if replacement is necessary.

Cracked pane, broken/bowed lead, window by back (NW) door

Deteriorated window sash- upstairs bedroom2 East wall

Condensation, deteriorated window sash, deteriorated windowsill- upstairs bedroom East wall

4. Interior Doors

Description: Wood • Bi-fold
Observations:
• Some cosmetic wear for the age of the home were noted such as broken door stops, light door to frame rubbing and loose hardware. These cosmetic issues and locations are provided in the captioned pictures in this section.
• Doors are in typical condition for age of home, some hardware adjustments needed as they are stiff at the frames when closing.

Door rubs frame- bathroom/laundry room

Bi-fold doors off track- master closet

Door rubs on other door- upstairs bedroom2 closet

5. Stairways and Railings

Observations:
• Inspected

6. Ceiling Fans

Observations:
• Inspected
• Unbalanced fan in the SEmaster bedroom , repair or replace as needed.

Unbalanced fan- master bedroom

7. Cabinets and Vanities

Materials: Wood
Observations:
• Common scratches and wear for the age. These cosmetic issues are provided in the captioned pictures in this section.
• Drawer to the left of the dishwasher in the kitchen does not slide freely. Adjust or replace track or slide hardware as needed.

Drawer to left of dishwasher does not slide freely

Cabinet door does not stay closed- right of stove

Cracks in master vanity backsplash

8. Countertops

Materials: Laminate
Observations:
• Inspected

9. Limitations of Interiors Inspection

• Note: There was a more than typical amount of personal/household items in each room, closet and cabinets. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. During the final walk through, review inside the closets and rooms.

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: Cast claw foot tub
Observations:
• Inspected
• Caulking was not observed at the upstairs bathroom tub base. As this is an area of frequent water exposure, caulking is recommended along this area to prohibit water intrusion under the tub. Seal as needed.

No caulking at tub base- upstairs bathroom

2. Shower(s)

Description: Master bath shower: Stand alone type, plastic surround

Observations:

- Inspected
- Note: the upstairs shower drips when turned off

Shower head dripping- upstairs bathroom

3. Toilet(s)

Observations:

- Inspected
- Tank fill floats and stoppers are not working as intended in the laundry room toilet due to wear/age. Recommend replacing all toilet fill/stopper components. Recommend a qualified plumbing contractor to review and advise for this issue.

4. Exhaust Fan(s)

Observations:

- Inspected
- There are no exhaust fans in the bathrooms. For the age of the home it is common for this component to not be installed at time of construction. Recommend installing to reduce the risks of moisture flaking ceiling paint/mildew in the bathrooms.

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
• Operated through one cycle and appeared to be in working order at time of inspection.

2. Garbage Disposal

Description: N/A

3. Ranges, Ovens, Cooktops

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

Range heat element view

4. Hood/Exhaust Fan

Description: Stand alone, built in cabinets • Vents to interior
Observations:
• Inspected

5. Microwave

Description: NA

6. Refrigerator

Description: Kenmore
Observations:
• Inspected

Cooling temp- refrigerator

Cooling temp- freezer

7. Other Components

Description: Trash compactor
Observations: Not tested • Note: a trash compactor is present in the kitchen. However, personal items are inside and the appliance was not tested.

8. Washer

Description: Samsung
Observations:
• Not tested. Clothes/personal items in machine.

9. Dryer

Description: Samsung
Observations:
• Not tested. Clothes/personal items in machine.

10. Dryer Vent

Observations:
• Missing exterior dryer vent Housing/flap, install to prevent wildlife intrusion.

11. 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)

Observations:
• Power was not supplied to the thermostats.

Thermostat off- downstairs

2. Energy Source

For Heating: Electric
For Cooling: Electric - 220 volt

3. Package System Condition

Materials:
• Package sysytem- A Package system contains the compressor, coils, air handler all housed in a single-boxed cabinet.
• Electric
• Location: Back of house

Observations:
• Repair or Replace: The conduit connected to the package unit is unsecured.
• The packaged HVAC unit was not tested. A pallet was stacked on top of the unit and the unit did not appear to be in working order. A licensed HVAC technician is recommended to review the complete system, including duct work and register connections and advise for repair.

Packaged unit view

Data tag-2004-4ton

Unsecured connectors

4. Cooling System

Description: Compressor/Condensing unit Forced Air heat pump
Age and Capacity: Manufactured: 1993 • Approx 2 1/2 Tons
Observations:
• The condenser did not appear to be in working order, the HVAC system appears to be a 1993 model. Typical life span of a heat pump system/AC system is 12-15 years with proper service intervals. Recommend a qualified HVAC technician to review the unit and advise for reliability. In addition, recommend maintaining a home warranty policy to assist in the event of unexpected failure.
• Insulation on suction line is missing. Replace as needed to assist in efficiency of the unit.

Condenser view

Data tag for condenser-1993-21/2 ton

Suction line insulation is missing and weathered.

5. Safety Switch

Observations:

• The wiring for the condenser is not installed in conduit. A qualified licensed general contractor is recommended to install this wiring inside conduit.

HVAC wiring not in conduit

6. Heating System/Air Handler

Description: Air-source electric Heat Pumps. Air handlers located in attic of home.

Observations:

• The air handler in the attic does not appear to be in working order. A licensed HVAC technician is recommended to review the complete system, including duct work and register connections and advise for repair.

Air Handler view

7. Heating & Cooling Distribution

Observations:

• Registers without duct work attached was observed in the crawlspace, correction is recommended when the system are repaired.

Registers without ducting attached

8. 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.

9. Filter(s)

Description: Disposable filter

Observations:

• 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.

10. Solid Fuel Heating

Description: Decommissioned Masonry wood burning fireplace.

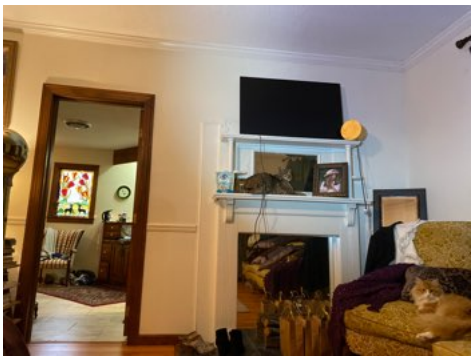
Observations:

• Insulation was observed when looking up the chimney in upstairs bedroom1

• Note: The captioned pictures identify the condition of the fireplaces.

Decommissioned wood burning fireplace- dining room

Interior chimney view- No staining- dining room



Interior chimney view- No staining- decommissioned wood burning fireplace- master bedroom- electric logs not plugged in


Decommissioned wood burning fireplace with unplugged electric logs-upstairs bedroom1


Decommissioned wood burning fireplace- upstairs bathroom


Interior chimney view- No staining- upstairs bathroom

11. Fireplace(s)

Description:
- Wood burning fireplace equipped with gas fire logs
- Masonry flue
- Gas valve to logs in off position- Not Tested

Observations:
- The wood-burning Fireplace in the den is equipped with gas logs, which are turned off at the valve. Due to the presence of cobwebs, and personal items the gas logs were not tested. Additionally while the chimney appears open, it also appears to have collapsed brick inside it, and the safety of operating is questionable.


Interior chimney view- No staining- den


Gas valve in off position- gas logs not tested- den

12. Other Components

Description: Wall mount/stand alone gas heaters • Stand alone portable AC unit • Window AC unit

Observation:
- Inspected


Wall heater functional- master


Wall heater functional- kitchen


100 pint dehumidifier- dining room

Portable AC unit- master bedroom

Portable AC unit- den

Window AC unit- upstairs bedroom2

13. 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)

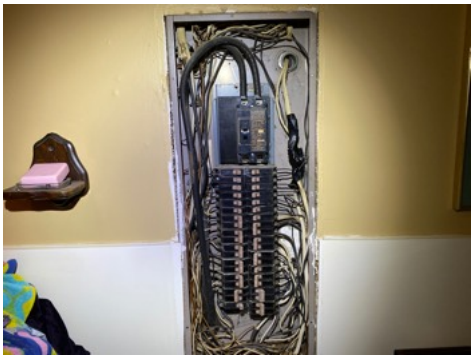
Description: Main Breaker Location: At Meter-200 • Room for additional circuit • 200 Amp Main breaker • Main Panel Location: Laundry Room • Cutler Hammer

Observations:

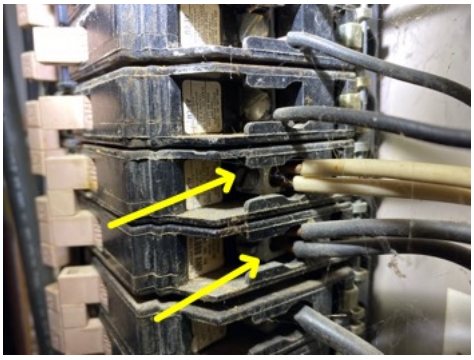
• Note: The main panel appears to be fed from the disconnect at the exterior, if is this case, the panel inside the home would be considered a sub panel and its grounds and neutral wires should be unbonded from each other. A licensed electrician can confirm and repair to this standard.

• Safety: "Double Tapping" observed on a circuit--two wires on single slot in the main panel. This breaker does not appear to be rated for double tapping. The risk of landing two circuits on a single breaker may cause overloading of the fuse/nuisance tripping. Recommend a qualified licensed electrician to evaluate and repair as necessary.

Main breaker at meter



Main panel view



Double tapped hot wires

5. Overcurrent Protection

Type: Breakers

Observations:

• Inspected

6. Distribution Wiring

Description: Wiring type: non-metallic sheathed cable "Romex"

Observations:

• Uncovered junction boxes noted in the attic. Cover as needed at the affected locations.

No cover on J-box in attic

7. Lighting, Fixtures, Switches, Outlets

Description: Grounded and Ungrounded

Observations:

• Reverse polarity receptacles observed on the north west exterior of the home. Recommend repair by a licensed electrician.

• Reverse polarity observed in the sunroom, a reversed condition is when the "hot" and "neutral" wires are reversed on the receptacle. Recommend a qualified electrician to correct as needed.

• Open Grounded outlet observed in the dining room. Grounded plugs provide an extra level of safety by grounding the metal housing of the device. Recommend a licensed electrician to repair any open grounded outlets.


No globe-Porch


Reverse polarity-NW exterior


Open ground- dining room West wall


Reverse polarity- sun porch east wall

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:

• GFI protection was not observed in all the required areas of the home by modern standards
• Not installed in Kitchen
• Not installed at all bathrooms
• Not installed at all exterior locations

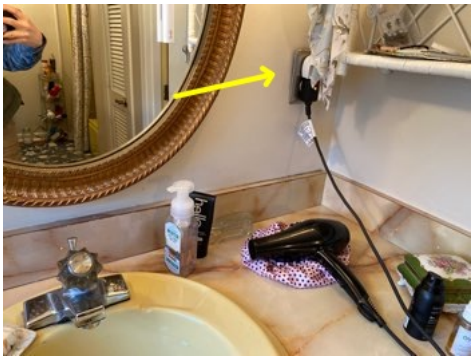
Observations:

• There is not GFCI protection in all required areas. Although GFI protection may not have been installed at the time of construction, it is recommended to update with this protection device at locations in kitchen within 6 feet of the sink, bath rooms, and exterior. Recommend a qualified electrician to install as needed.


NO GFCI at exterior


No GFCIs- kitchen


No GFCI in master bathroom



No GFCI in upstairs bathroom

9. Smoke/Alarm Detector Condition

Materials:
• Smoke detectors were not observed at required locations
• 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.

Observations:
• Smoke detectors were not observed in the home. 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.
• 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

3. Supply Branch Piping

Description: Readily visible water supply pipes are: Copper

Observations:

• Corrosion observed on the master bathroom sink supply line. Recommend a qualified contractor to clean corrosion and advise on condition.

• Rust and corrosion was observed on the water heater supply piping. Recommend a licensed plumber to clean the affected areas to ensure reliability.

Rust and corrosion on water heater supply piping

Corroded supply valve- master bath sink

4. Water Flow and Pressure

Observations:

• The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

5. Faucets

Observations:

• Inspected

• The sink in the laundry room was observed to have a very low flow, even when the faucet handles were turned completely open. Recommend a licensed plumber to review and repair as needed.

Poor/low flow- laundry room/bathroom sink

6. Sinks

Observations:

• Bathroom/laundry room sink stopper is not working as intended with pull knob, repair as needed.

• Repair or Replace: Missing stoppers noted atMaster bathroom sinkBathroom sinkBathroom sink

Inoperable sink stopper in bathroom/laundry room sink

Missing stopper Master bathroom

7. Traps and Drains

Observations:
- Inspected at visible portions
- Limited review due to personal property stored in undersink cabinet.

8. Waste System

Description: Unknown

9. Drainage, Wastewater & Vent Piping

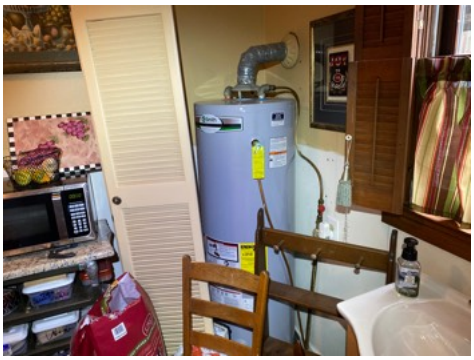
Description: Visible waste piping in house: PVC
Observations:
- Inspected it visible areas

10. Water Heater(s)

Description: Location: Laundry Room • Heated by: Gas • A.O. Smith
Capacity: 40 Gallons

11. Water Heater(s) Condition

Age: Water heater age: 2019 • 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 TPRV drain is plumbed with half inch copper tubing. Three-quarter inch piping is recommended for this application.
- Safety concern: the water heater hood vent is not properly centered and secured on top of the appliance. This condition may allow harmful gases into the interior of the home. Recommend repair by a licensed plumbing contractor.
- Water temperature is above 110 degrees-135*. It is recommended to set the water temperature at 110 degrees to prevent scalding. Recommend lowering the setting to this temperature for safety reasons.



Vent hood not centered and positioned on appliance

Reduced to 1/2”

Water heater Temp

12. Fuel Supply and Distribution

Description: Copper • LP tank
Observations:
• Inspected

13. 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.

14. 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.
• The plumbing has been winterized and the water ifs OFF. Could not inspect the condition of faucets, fixtures, plumbing, pressure, or volume. There is an additional charge for a separate trip to return and inspect plumbing.

Glossary

Term	*Definition*
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.