123 Anywhere Street Charlotte, NC 28215

BANNON
HOME INSPECTIONS

Questions?
Contact Your Inspector:
Shawn Flowers
NC 4897 | SC 49661
(330) 692-1460
s.flowers@bannonhomeinspections.com

Inspection Prepared For Valued Client

Date: 10/2/2024 Time: 11:00 AM
Year Built: 2000 | Size: 1748 sq.ft.
Order ID: 3952

Table Of Contents

Report Introduction

We appreciate the opportunity to conduct your inspection! Please read your entire report carefully and contact your inspector with any questions. Even after the report is delivered, we're here to help.

Properties do not "Pass" or "Fail." This report covers the visible portions of the structure, which may be limited by vegetation or possessions. It focuses on safety and function, not current code, and identifies non-code, non-cosmetic concerns that may need further investigation or repair.

For your safety and liability, we recommend that licensed contractors evaluate and repair any critical concerns identified in this report. **This inspection represents a snapshot in time and reflects the condition of the property as observed during the inspection.** However, conditions can change, and not all issues may have been visible or accessible during the inspection. Therefore, we strongly advise that you or your representative perform a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide. Please note that this report is not a warranty or guarantee of future conditions, and Bannon Home Inspections and/or its inspectors cannot be held liable for any changes or issues that arise after the inspection date.

If your report includes videos, they can be viewed directly in the web version or in Adobe Reader for PDFs.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.


Acceptable – This item was inspected and is in acceptable condition for its age and use.


Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.


Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.


Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.


Not Accessible/Not Inspected - Items with this rating were not able to be fully inspected because access was blocked off or covered and/or includes items not inspected due to current conditions (e.g., temperature, weather, utilities off, etc.)

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

For maintenance tips and recommendations, visit:
https://www.bannonhomeinspections.com/maintenance-tips

Report Summary

Below, you may find in RED a brief summary of any CRITICAL concerns of the inspection, as they relate to Safety and Function as well as any potential COSTLY concerns. Examples would be bare electrical wires, active drain leaks, HVAC primary components, etc. The complete list of items noted will be found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report! For your safety and liability, we recommend that you hire only qualified individuals / licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

REMINDER: This Summary page is only a listing of CRITICAL/COSTLY concerns and is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina or South Carolina real estate agent or an attorney. **Note:** If there are no comments in RED below, there were no CRITICAL/COSTLY system or safety concerns with this property at the time of inspection.

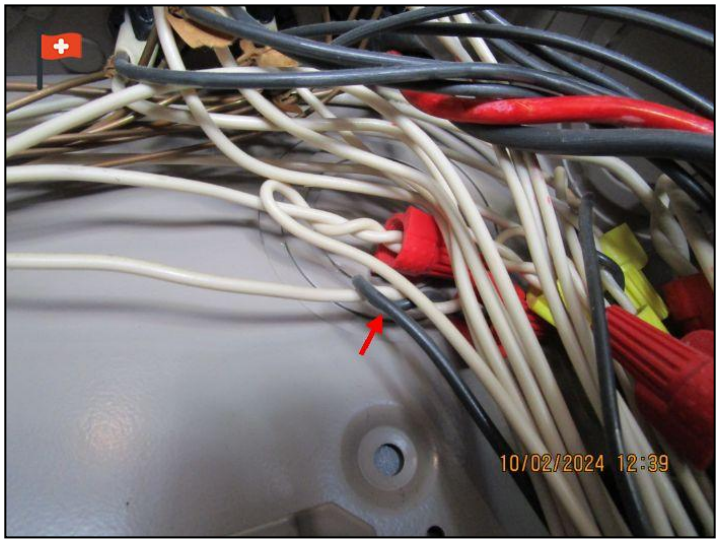
5.0 Garage/Carport		
Page 20	5.5 Garage Door's Reverse Status	• SAFETY CONCERN: Garage vehicle door safety/auto-reverse did not pass the resistance test. Recommend a qualified individual/garage door specialist repair for proper function/safety.

Resistance Test Did Not Pass Safety Test

7.0 Electrical		
Page 28	7.2 Electrical Panel	• SAFETY CONCERN: Shelving is restricting access to the main panel. All electrical panels must have a service clearance of 3 feet in front of them. Recommend a qualified individual/contractor relocate the shelving and/or panel for ease of access (especially in an emergency). • SAFETY CONCERN: Black wire was used to extend the neutral at the time of inspection. This is unprofessional/not a common practice. Recommend further evaluation by a qualified electrical contractor and professionally repair/install the wiring as necessary for optimal/safe function.

Missing Minimum Clearance (Main Panel) (Garage)

Black Wire Used To Extend Neutral (Unprofessional) (Main Panel)



Black Wire Used To Extend Neutral (Unprofessional) (Main Panel)

10.0 Bathroom		
Page 44	10.15 Sinks	• REPAIR: Bathroom sink was leaking from the overflow at the time of inspection. Recommend a qualified individual/plumbing contractor repair/replace the sink to avoid water overflow and/or damage to cabinets/building materials.

Active Leak From Overflow (2nd Floor Guest Bathroom)

12.0 Laundry		
Page 54	12.8 GFCI	• SAFETY CONCERN: Laundry GFCI receptacle did not respond to tests at the time of inspection. Recommend a qualified individual/electrical contractor repair/replace for safety.

Did Not Respond To Tests

Inspection Details

Attendance

Client present • Buyer Agent present

Home Type

Single family home

Occupancy

Occupied - Furnished, Moderate to heavy personal and household items observed, Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

Roof Type/Attic/Foundation Type

Roof Type/Materials:
- Roof Type: Hip
- Roof Material: Asphalt Shingles

Foundation Type
- Foundation Type: Slab

Eaves/Fascia

Materials: Metal

Siding Materials

Wall Cladding Materials:
- Vinyl siding, wood frame construction, concrete / slab foundation

Utilities

Utilities Status:
- ALL utilities were on at the time of inspection.
- Multiple deficiencies observed with the plumbing system at the time of inspection. Recommend further evaluation of the entire plumbing system (including but not limited to: exterior, foundation, interior, etc) by a qualified plumbing contractor and repair/replace/update for optimal function and/or safety.
- Multiple deficiencies observed with the electrical system at the time of inspection. Recommend further evaluation of the entire electrical system (including but not limited to: panel box(es), exterior, foundation, interior, etc) by a qualified electrical contractor and repair/replace/update for optimal function and/or safety.

Waste/Supply

Waste Materials:
- City (Public)
- WASTE PLUMBING TYPE: PVC

Supply Materials:
- City (Public)
- SUPPLY PLUMBING TYPE: Copper

Sewer Line/Septic Inspection

Recommendation: The inspector recommends a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera/rodding machine can inspect.

Electrical Wire Type

• Copper non-metallic sheathed cable noted.

AFCI

Bedrooms: AFCI - Not present
Interior Areas: AFCI - Not present

GFCI Reset Locations

Exterior: Resets within each receptacle • Kitchen: Resets left of sink • Bathroom: Resets in 2nd fl guest bathroom • Garage: Resets in garage • Laundry: No GFCI present

Floor Coverings

Materials: Carpet • LVP

Ceiling/Wall Materials

Ceiling Materials:
• Drywall
• Drywall Ceiling With Popcorn Finish
Wall Materials:
• Drywall

CO Detectors

Interior Areas:
• Carbon monoxide detector(s) were installed.
Bedrooms: Smoke Detectors - Present in each bedroom

Window Type

Bedroom Window Type: Vinyl Single Hung
Interior Area Window Type: Vinyl Single Hung

1.0 House Exterior

This section details the required inspection of exterior wall coverings, trim, doors, stoops, steps, porches with railings, attached decks, balconies, and accessible eaves, soffits, and fascias from ground level.

1.1 Exterior Photo(s)

Left Of Structure

Right Of Structure

Rear Of Structure

1.2 Doors

Observations:
• NOTE: No major system safety or function concerns noted at the time of inspection.

1.3 Eaves & Fascia

Observations:
• NOTE: No deficiencies noted at the visible portions of the eaves/fascia at the time of inspection.

1.4 Exterior Paint

Observations:
• NOTE: No deficiencies were found at the visible portions of the exterior structure at the time of inspection.

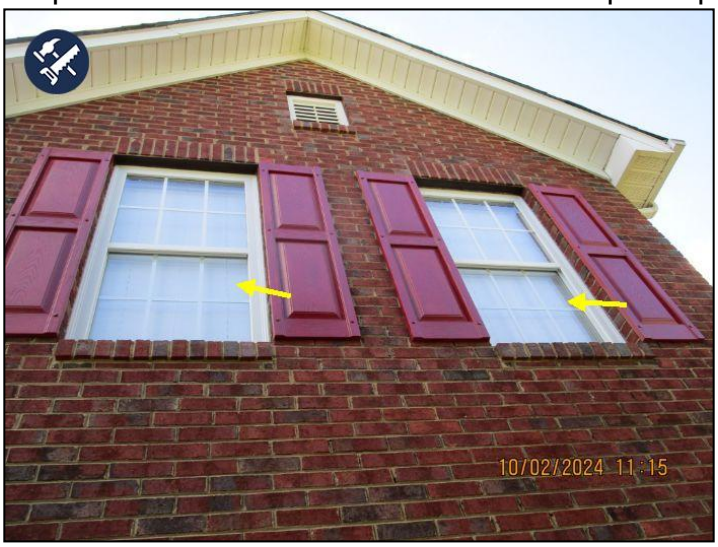
1.5 Siding Condition

Observations:
• IMPROVE: Siding materials were detaching at the time of inspection. Recommend a qualified siding contractor repair/replace to prevent further deterioration/water intrusion.

Detaching (Rear)

1.6 Window Condition

Observations:
• IMPROVE: Some window screens were missing/damaged at the time of inspection. Recommend a qualified individual/window contractor repair/replace to avoid insect/pest intrusion.



Missing Screens

Damaged Screens

2.0 Grounds

Inspectors shall inspect adjacent walkways, patios, driveways, vegetation, grading, surface drainage, and retaining walls that may adversely affect the building.

Water quality or hazardous materials (e.g., lead) testing is available from local labs and is not included in this inspection. All underground piping related to water supply, waste, or sprinkler systems is excluded from this inspection. Visual inspections cannot detect leaks, corrosion, or mineral build-up in underground pipes that may restrict water flow over time. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are typically not tested if not in daily use. The inspector does not assess the effectiveness or operation of anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinklers, on-site water systems, waste disposal systems, foundation irrigation, spa and pool equipment, solar water heating systems, or proper sizing and design of these systems.

Water pressure in pipes is often mistaken for water volume. While high water volume is beneficial, high water pressure can be damaging. A regulator is recommended if street pressure exceeds 80 psi. However, regardless of pressure, leaks can occur in any system, particularly in older systems with galvanized pipes or when a regulator fails, stressing washers and diaphragms.

The condition of waste and drainpipes generally correlates with their age. Older pipes may be vulnerable to damage from decay or root intrusion, and there have been rare cases of issues with ABS piping. Homes with galvanized or cast-iron pipes may have obstructions that appear functional during an inspection but could fail under heavy use. If water has been off or unused for a period (e.g., in a vacant home), rust or deposits may further clog pipes. Since much of the drainpipe system is concealed, its condition can only be inferred by observing water drainage during the inspection. However, blockages may still occur over time. It is strongly recommended that the main sewer line be inspected with a camera before the inspection objection deadline to check for damage or blockages.

2.1 Driveway and Walkway Condition

Materials: Concrete driveway noted
Observations:
• NOTE: Driveway in good shape for age and wear. No deficiencies noted.

Concrete Driveway

2.2 Landscaping

Observations:

• IMPROVE: Low spots observed around the city water box at the time of inspection. Recommend further evaluation by a qualified individual/contractor and repair/fill the low spots as necessary to prevent future issues (such as ponding) and to rectify the current aesthetic issues.

• IMPROVE: The fence was damaged at the time of inspection. Recommend a qualified contractor further evaluate and repair/replace as necessary for proper function.

Low Spot At City Water Box

Damaged Fence

2.3 Grading

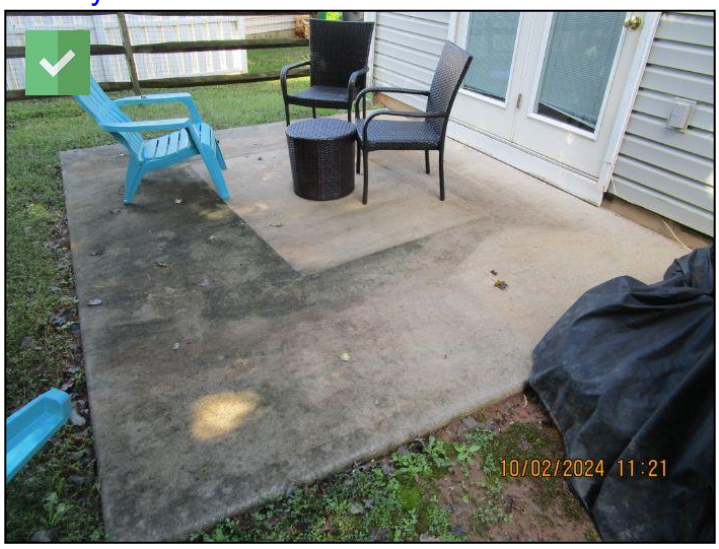
Observations:

• NOTE: No deficiencies/concerns noted at the time of inspection.

2.5 Patio

Observations:

• NOTE: Appears in satisfactory and functional condition with normal wear for its age.



Rear Of Structure

2.9 GFCI

Observations:

• NOTE: Exterior GFCI receptacles tripped and reset at the time of inspection.

GFCI Reset Location For Exterior Receptacles (Within Each Receptacle)

2.10 Main Gas Meter

Observations:

• NOTE: Main gas meter (including a shut off valve and pressure regulator) are located to the rear of the structure. All gas appliances had cut-off valves in line at each unit. No gas odors were detected.

Main Gas Meter (Rear Of Structure)

2.11 Main Gas Valve

Observations:

• NOTE: Main gas shut off valve and pressure regulator noted. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

Main Gas Shut Off Valve Located At The Main Gas Meter

2.12 Exterior Faucet Condition

Observations:
• IMPROVE: Exterior faucets were missing hardware/loose to the structure at the time of inspection. Recommend a qualified individual repair/secure the faucets to prevent potential damage to the supply lines.

Missing Hardware/Loose

Missing Hardware/Loose

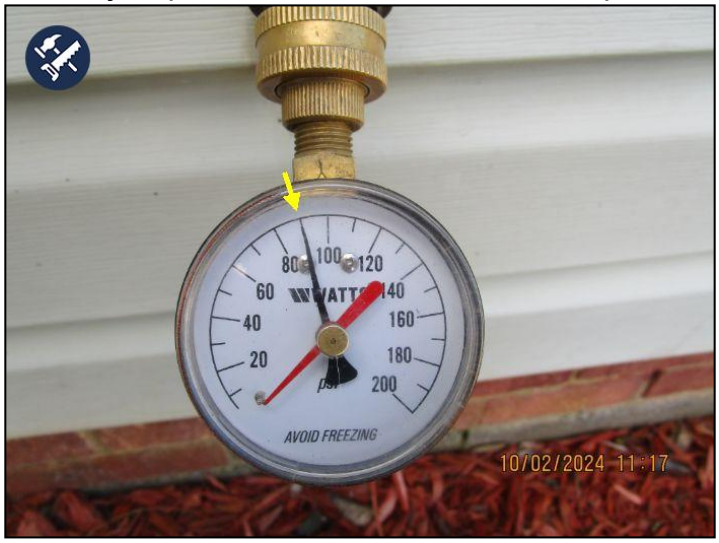
2.13 Plumbing

Observations:
• NOTE: City water access was observed on the property grounds (front of structure).
• IMPROVE: Sewer line - Due to the age of the home, the inspector recommends a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. A qualified plumber with a sewer camera/rodding machine can inspect.

City Water Access (Front Of Structure)

2.14 Water Pressure

Observations:
• IMPROVE: Water pressure noted as 90 PSI at the time of inspection. This is high. Recommend a qualified plumbing contractor adjust pressure to the recommended pressure (60 to 80 PSI).



90 PSI

2.15 Main Water Shut Off Valve

Observations:
• NOTE: Main water shut off valve & pressure regulator were visually inspected. No deficiencies noted at the time of inspection.

Main Water Shut Off Valve & Pressure Regulator (Garage)

3.0 Foundation

This report covers the inspection of the foundation, floor, wall, ceiling, and roof structures, including accessible crawl spaces. Inspectors shall probe structural components only where deterioration is visibly suspected and will avoid probing if it risks damaging finished surfaces or if no visible signs of deterioration are present.

The inspection does not assess the overall structural adequacy or provide architectural, engineering, or comprehensive structural analysis. Findings are based solely on visible and accessible areas at the time of inspection and reflect the condition of the structure as observed.

Please note, despite all efforts, a home inspection cannot guarantee the soundness of the foundation or overall structural integrity of the building. Clients are encouraged to seek additional evaluations from qualified professionals for a more in-depth analysis of the property's structural integrity.

3.1 Slab Foundation

Observations:
• NOTE: The concrete slab was not visible within the structure due to floor coverings.

3.2 Foundation Perimeter

Observations:
• IMPROVE: Vertical cracking observed in the foundation perimeter at the time of inspection. Recommend a masonry contractor point up and for the owner to monitor the area(s) periodically for any deficiencies. Should the condition worsen, contact a structural engineer for further evaluation/repairs.

Vertical Crack(s) (Front Of Structure)

4.0 Roof

We document the method used to evaluate the roof. Roofs age differently depending on factors such as material quality, weather exposure, and maintenance practices. Our inspection provides a general opinion on the roof's condition, but we cannot guarantee the detection of current or future leaks. The waterproof membrane beneath the roofing materials is concealed and cannot be inspected without removing the roofing materials, which is beyond our scope.

Leak detection is inherently difficult without active signs, and any evidence of leaks may be hidden or obscured. While we may estimate the roof's age, we cannot predict its remaining lifespan or guarantee against future leaks. It is advisable to ask the seller or occupants about the roof's history, consider adding roof coverage to your insurance policy, or obtain a roof certification from a qualified local roofing company. Additionally, we do not inspect roof-mounted accessories, such as solar systems, antennae, or lightning arrestors, unless specifically stated otherwise.

4.1 Roof Condition

Observations:

• NOTE: Asphalt shingles were noted. This roof is approximately 6-10 years of age and appropriate for the pitch of the roof. The roof was inspected from the ground as well as from a ladder at the eaves using binoculars/digital camera with zoom.

• NOTE: The average lifespan of asphalt roofs can range from 15-25 years depending on a number of factors (climate, adequate attic ventilation, extreme temperatures, etc.).

6-10 Years

4.5 Gutters

Observations:

• IMPROVE: Extension(s) were missing or insufficient at the time of inspection. Recommend a qualified individual/gutter specialist install to divert water away from the foundation.

Extension(s) Missing/Insufficient

4.6 Vent Stack

Observations:
• IMPROVE: The plumbing vent stack(s) are less than 1' above the roof. Recommend a qualified individual/plumbing contractor replace the vent stack(s) for correct function/as per current standards.

Less Than 1'

5.0 Garage/Carport

Inspection items include, but are not limited to concrete surfaces, windows, ceilings, framing, roof condition, operational garage door openers, electrical system, functioning outlets, and garage door safety features.

5.1 Garage Photo

Garage

5.2 Garage Door

Observations:

• NOTE: Although the garage door(s) did not show any physical damage at the time of inspection, there were deficiencies observed with the safety feature(s) (reference Garage/Carport - Garage Door Reverse Status section).

One 16' Upgraded Insulated Steel Door

5.4 Garage Opener Status

Type:

• NOTE: Chain drive opener observed.

Chain Drive Opener

5.5 Garage Door's Reverse Status

Observations:

• NOTE: The garage door safety/reversing features were tested. The eye beam functioned properly at the time of inspection.

• SAFETY CONCERN: Garage vehicle door safety/auto-reverse did not pass the resistance test. Recommend a qualified individual/garage door specialist repair for proper function/safety.

Eye Beam Test Functioned As Intended

Resistance Test Did Not Pass Safety Test

5.9 Walls

Observations:

• NOTE: The inspector had limited visual of the garage walls/floor due to personal items/insufficient space to move around in at the time of inspection.

Limited Visual To Walls And Floor

5.14 GFCI

Observations:

• NOTE: Garage GFCI receptacles were tested and operated correctly during the inspection. The reset is located within the garage.

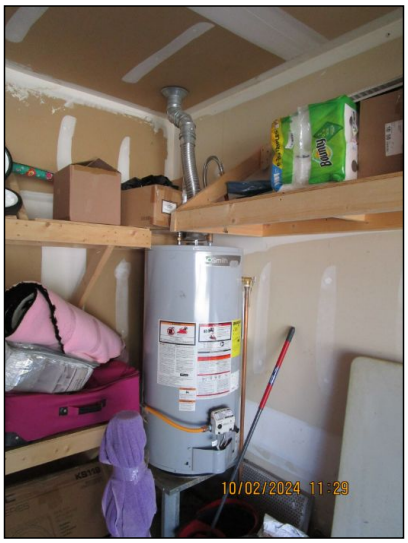
GFCI Reset Location For Garage Receptacles (Garage)

6.0 Water Heater

The inspection will cover, but is not limited to, water temperature, the condition of the water heater, the Temperature Pressure Relief Valve (TPRV), the heater's base, shut-off valves for gas and water, combustion safety, the overflow drain, and proper venting. These components are essential for ensuring the safety, functionality, and efficiency of the water heating system.

6.1 Water Heater Condition

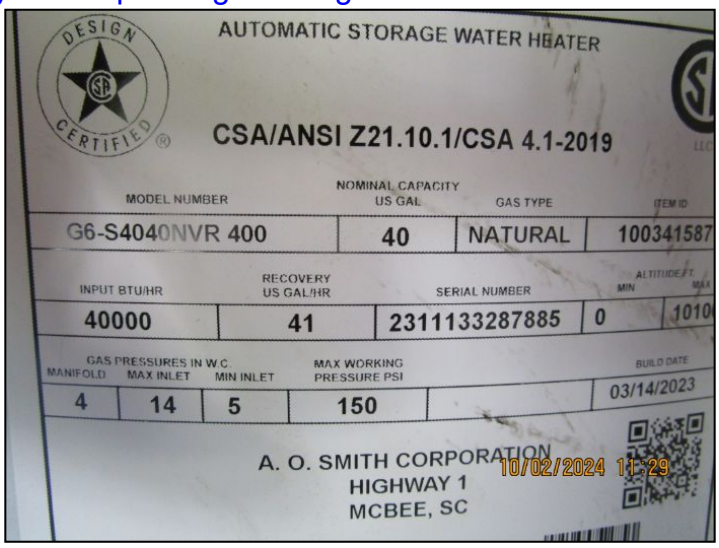
Type: Gas
Observations:
• NOTE: The water heater was visually inspected. No deficiencies observed at the visual portions at the time of inspection.



LOCATION: Garage

6.2 Water Heater Nameplate

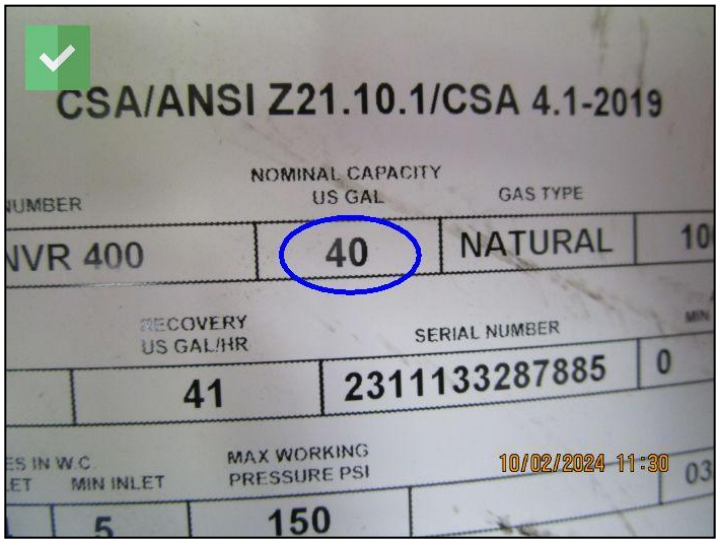
Observations:
• NOTE: The A.O. Smith gas water heater is approximately 1 year old. Water heater lifespans typically average 10-15 years depending on usage/various factors.



2023 A.O. Smith Water Heater

6.3 Number Of Gallons

Gallons/Size:
• 40 gallons

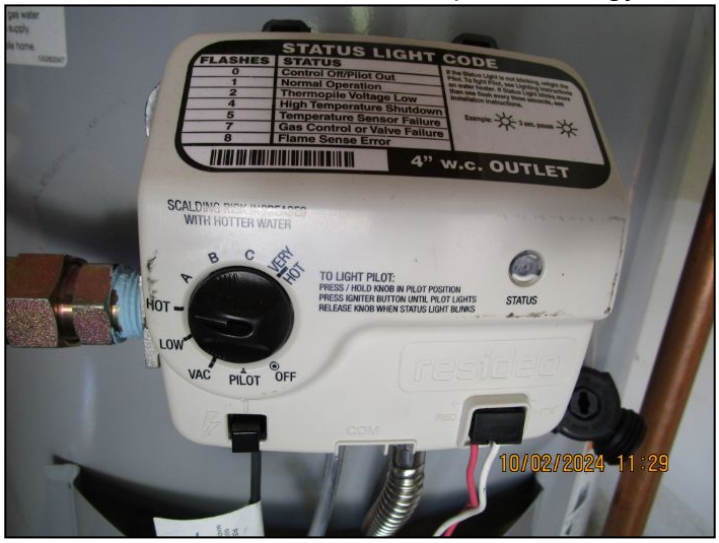


40 Gallons

6.4 Water Temperature

Observations:

• IMPROVE: Water temperature observed at 125.2 degrees F. This is high. Recommend a qualified plumbing contractor adjust the temperature to between 118-122 degrees F to prevent scalding, extend water heater life and improve energy efficiency and conservation.



Current Setting

125.2 Degrees F

6.5 TPRV

Observations:

• NOTE: A Temperature Pressure Relief Valve (TPR Valve) was present at the time of inspection. This safety valve releases water (and thus relieves pressure) if either the temperature or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

6.6 Expansion Tank

Observations:

- NOTE: An expansion tank was noted at the time of inspection. No deficiencies observed.

Expansion Tank Present

6.7 Vehicle Post

Observations:

- NOTE: A vehicle post was in place at the time of inspection. No deficiencies noted.

Vehicle Post In Place

6.8 Cold Water Shut Off Valve

Observation:
• NOTE: Cold water shut off valve present.

Cold Water Shut Off Valve Present

6.10 Base/Drain Pan

Observations:
• NOTE: Although functional, a water heater base/pan is not necessary as it is located in the garage. No deficiencies observed.

Functional

6.11 Venting

Observations:

• NOTE: Semi-rigid flexible aluminum vent pipe present. No deficiencies were observed.

Semi-Rigid Flexible Aluminum Vent

6.13 Gas Valve

Observations:

• NOTE: Gas valve noted in line with the unit. No deficiencies were found at the time of inspection.

Present/On Position

7.0 Electrical

We are not electricians, and in accordance with the standards of practice, we only test a representative number of switches and outlets without performing load calculations to assess supply versus demand. Any electrical deficiency or recommended upgrade should be treated as a potential hazard and addressed promptly by a licensed electrician, who may uncover additional issues beyond our inspection.

Aluminum wiring requires regular inspection and maintenance by a licensed electrician. Inoperative light fixtures may simply have missing or dead bulbs. The inspector does not insert tools, probes, or testing devices inside panels, nor test or operate over-current devices, except for ground fault interrupters. We do not dismantle electrical devices or controls beyond removing the main and auxiliary distribution panel covers.

Exterior accent lighting, low voltage systems, security systems, heat detectors, carbon monoxide detectors, telephone lines, cable TV, intercoms, and built-in vacuum systems are not part of this inspection but may be mentioned for informational purposes only. All electrical repairs or upgrades should be conducted by a licensed electrician.

7.2 Electrical Panel

Observations:

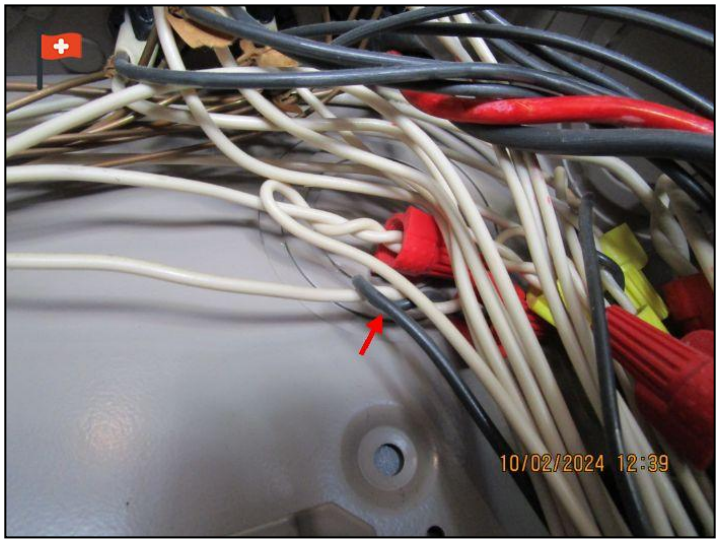
- NOTE: Main panel was properly labeled at the time of inspection.
- SAFETY CONCERN: Shelving is restricting access to the main panel. All electrical panels must have a service clearance of 3 feet in front of them. Recommend a qualified individual/contractor relocate the shelving and/or panel for ease of access (especially in an emergency).
- SAFETY CONCERN: Black wire was used to extend the neutral at the time of inspection. This is unprofessional/not a common practice. Recommend further evaluation by a qualified electrical contractor and professionally repair/install the wiring as necessary for optimal/safe function.

Missing Minimum Clearance (Main Panel) (Garage)

Labeled (Main Panel)

Main Electrical Panel Location: Garage

Black Wire Used To Extend Neutral (Unprofessional) (Main Panel)



Black Wire Used To Extend Neutral (Unprofessional) (Main Panel)

7.3 Main Amp Breaker

Main Amperage:

- NOTE: 200 Amp service noted at the time of inspection. No deficiencies observed.

200 Amp (Main Panel)

7.4 Cable Feeds

Cable Feeds:
• NOTE: There is an underground service lateral noted.

Underground Service Lateral (LOCATION: Rear Of Structure)

Main Panel

7.5 Breakers

Observations:
• IMPROVE: No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Building standards with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection.

Arc-fault protection can be provided using either of two methods:
1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

7.6 Breakers In The Off Position

Observations:

• NOTE: All breakers were in the 'ON' position at the time of inspection.

0 (Main Panel)

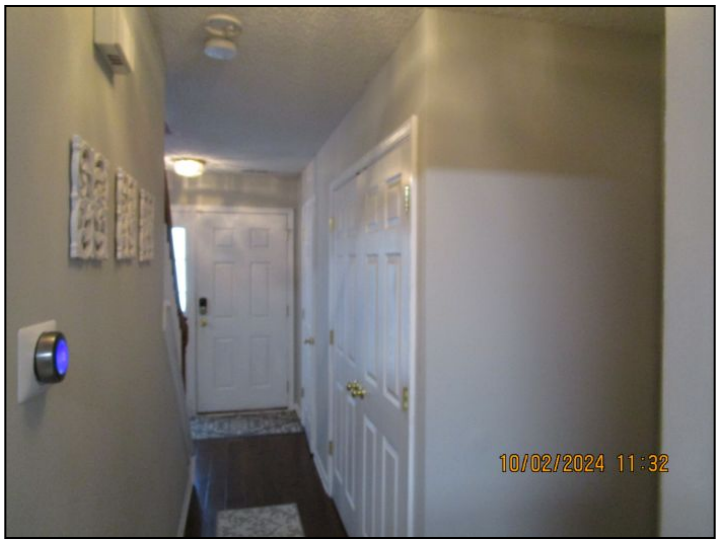
8.0 Interior Areas

Our inspection of living spaces includes visually accessible areas of walls, floors, cabinets, and closets, along with the testing of a representative number of windows, doors, switches, and outlets. Inspectors are not required to inspect or operate screens, storm windows, shutters, or awnings. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic imperfections.

Cracks that may appear around windows, doors, along framing lines, or drywall seams are typically caused by minor movement, such as wood shrinkage, common settling, or seismic activity. These cracks may reappear if not properly repaired and could become the subject of disputes, making them best evaluated by a specialist. Damage or stains on floor coverings may be hidden by furniture, and the condition of floors beneath coverings is not inspected. Determining the condition of insulated glass windows may be challenging due to varying temperatures, weather, and lighting conditions; please consult the property owners for further details.

All fireplaces should be regularly cleaned and inspected to ensure no cracks have developed, as large fires can overheat the firebox and flue liners, potentially causing internal damage. Smoke and carbon monoxide detectors are not tested during our inspection; please refer to the CPSC for recommendations on their placement, testing, and servicing. Identifying or addressing environmental pollutants or odors—including but not limited to lead, mold, allergens, or odors from pets and cigarette smoke—is beyond the scope of our service but can be particularly contentious or difficult to eliminate.

8.1 Interior Photo(s)



Hallway

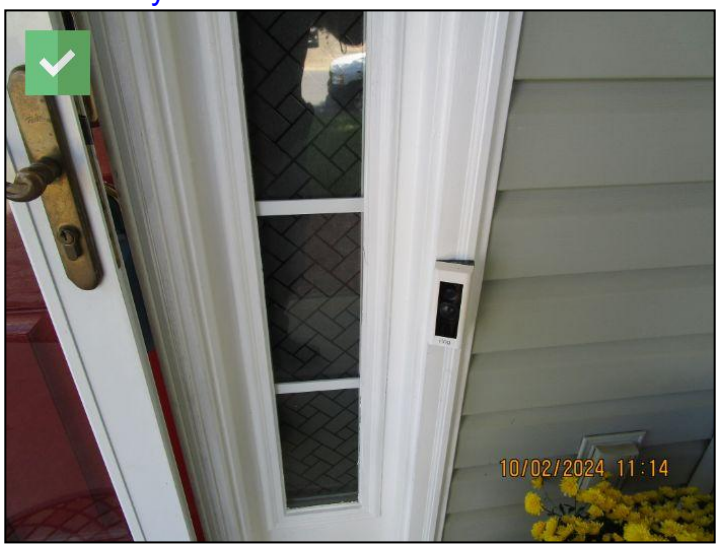
Living Room

Dining Room

Bonus Room

8.2 Doorbell

Observations:
• NOTE: Doorbell operated normally when tested. No deficiencies were observed.



Functional

8.5 Ceiling Fans

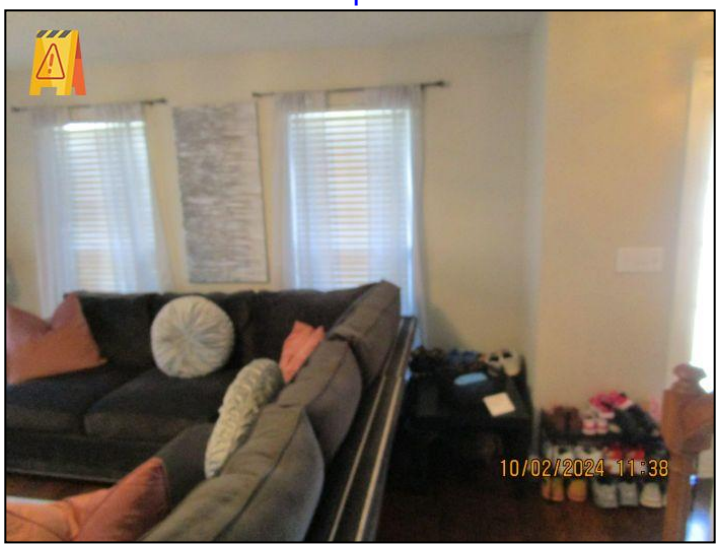
Observations:
• NOTE: Ceiling fan(s) operated normally when tested at the time of inspection. No deficiencies were observed.

Functional

8.6 Ceiling/Walls

Observations:

• NOTE: The inspector had limited visual/access of the floors/walls due to moderate to heavy volume of personal items stored at the time of inspection.



Limited Visual Due To Personal Belongings

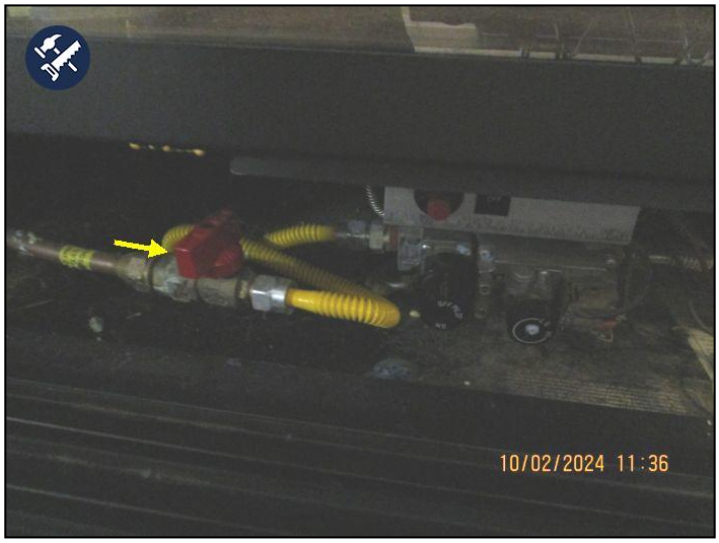
8.10 Fireplace

Observations:

• NOTE: Vent was installed at the time of inspection.

• IMPROVE: The gas fireplace was not tested as the gas valve was in the 'OFF' position at the time of inspection. Recommend a qualified fireplace specialist service/repair for proper function.

Gas Burning (Living Room)



Gas Valve Was In 'OFF' Position

8.14 Smoke Detectors

Observations:

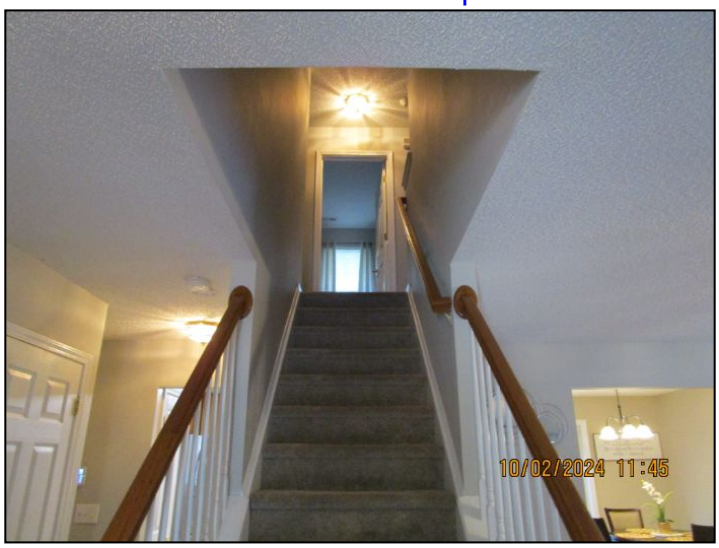
- NOTE: Carbon monoxide detector(s) observed.
- NOTE: Testing of smoke detectors is not included in this inspection. Pushing the 'Test' button only verifies that there is power at the detector (either a battery or hard-wired to the house power) and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be routinely checked and the batteries changed frequently to ensure proper/safe function.

Carbon Monoxide Detector(s) Observed

Smoke Detector(s) Present

8.15 Stairs & Handrail

Observations:
• NOTE: No deficiencies were observed at the time of inspection.



8.17 Window Condition

Observations:
• NOTE: No major system safety or function concerns were observed at the time of inspection.

Vinyl Single Hung

9.0 Bedrooms

The primary focus of bedroom inspections is the structural system, which includes a thorough assessment of all walls, ceilings, and floors. Doors and windows will also be examined for any damage and to ensure they operate properly. Please note that personal items in the bedroom may limit access to certain areas, as the inspector will not move personal belongings.

9.1 Bedroom Photo(s)

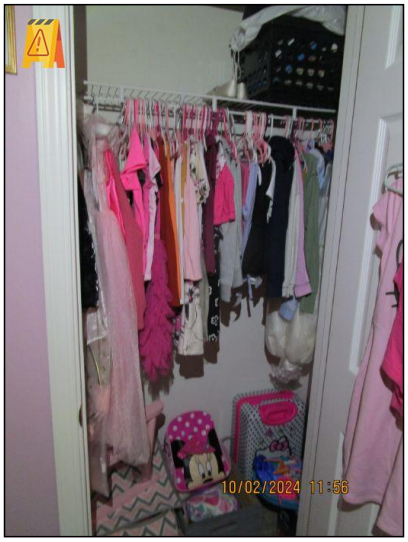
Primary Bedroom

9.4 Ceiling/Walls

Observations:
• NOTE: No deficiencies noted within the bedroom ceiling/wall surfaces at the time of inspection.

9.5 Closets

Observations:
• NOTE: The inspector had limited visual/could not access the bedroom closet(s) due to stored personal items/insufficient space to move around in.



Limited Visual/Could Not Access

9.6 Doors

Observations:
• NOTE: No major system safety or function concerns were observed at the time of inspection.

9.7 Electrical

Observations:
• IMPROVE: No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Building standards with which new homes must comply require the installation of AFCI protection of all bedroom outlets. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection.

Arc-fault protection can be provided using either of two methods:
1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

9.12 Smoke Detectors

Observations:
• NOTE: Testing of smoke detectors is not included in this inspection. 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. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be routinely checked and the batteries changed frequently to ensure proper/safe function.

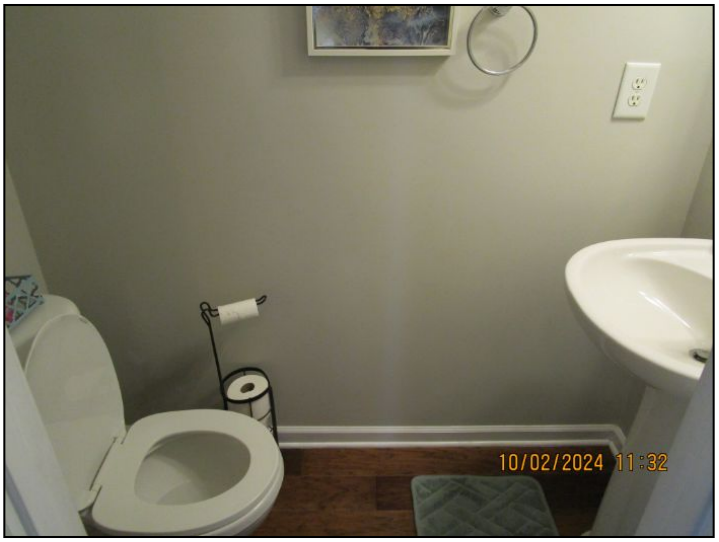
Smoke Detector(s) Present

10.0 Bathroom

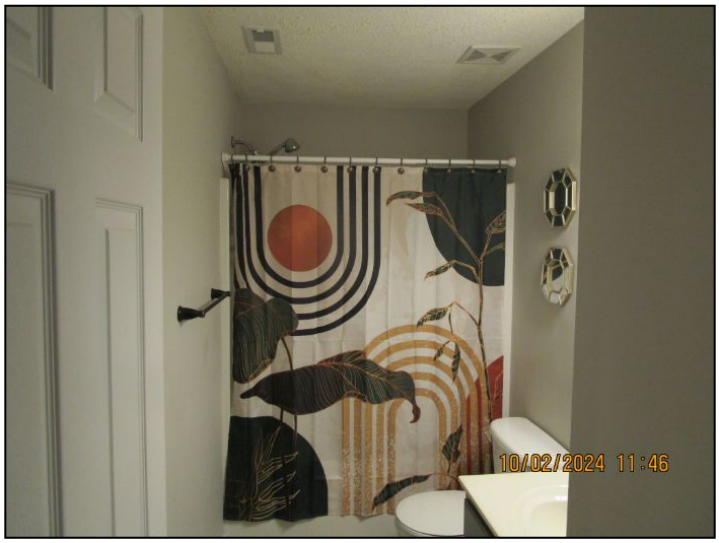
Bathrooms often include a variety of features, such as jacuzzi tubs, showers, toilets, and bidets. Given the extensive plumbing involved, bathrooms are critical areas to inspect. Moisture in the air and potential leaks can lead to issues like mildew, peeling wallpaper and paint, and other problems. While the home inspector will identify as many issues as possible, some problems may remain undetectable if they are concealed within walls or under flooring.

10.1 Bathroom Photo(s)

Primary Bathroom



Half Bathroom



2nd Floor Guest Bathroom

10.2 Exhaust Fan

Observations:

• NOTE: Bathroom exhaust fan(s) were operational and no issues were found at the time of inspection.

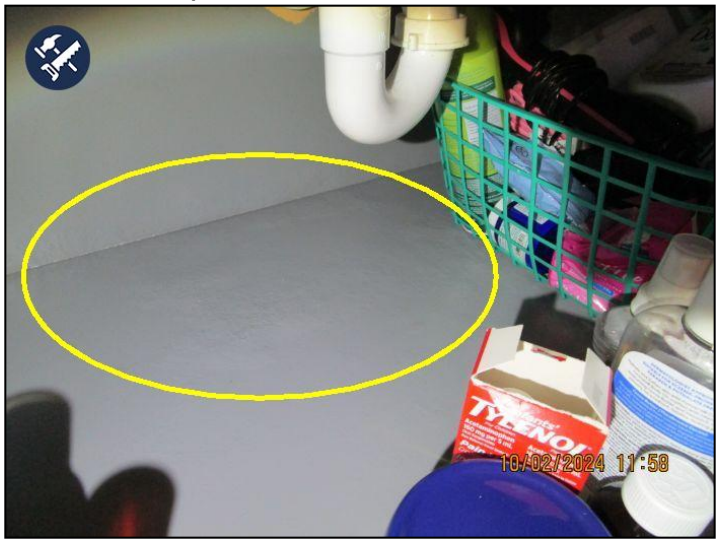
Functional

Functional

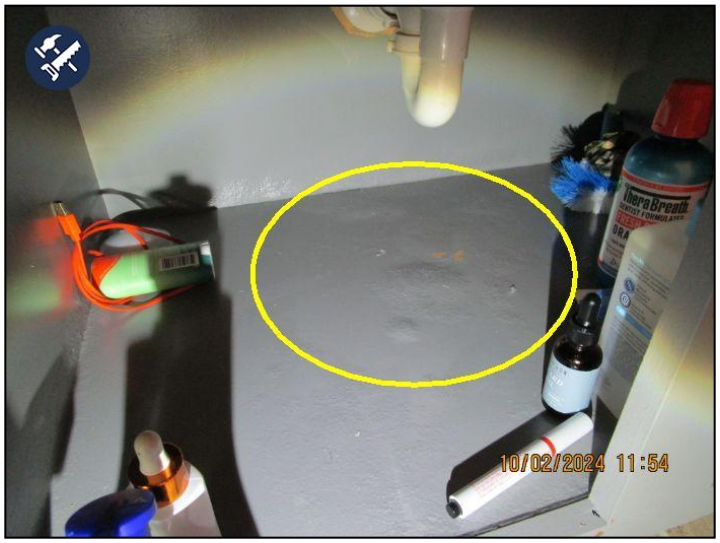
Functional

10.3 Cabinets

Observations:
• IMPROVE: Evidence of water damage observed in multiple locations. The areas were dry at the time of inspection. Recommend a qualified individual/contractor repair/replace all compromised materials to prevent further deterioration.



Water Damaged (Dry At Time) (Primary Bathroom)



Water Damaged (Dry At Time) (2nd Floor Guest Bathroom)

10.5 Ceiling/Walls

Observations:
• NOTE: No deficiencies noted within the bathroom ceiling/wall surfaces at the time of inspection.

10.6 Doors

Observations:
• NOTE: No major system safety or function concerns were observed at the time of inspection.

10.8 GFCI

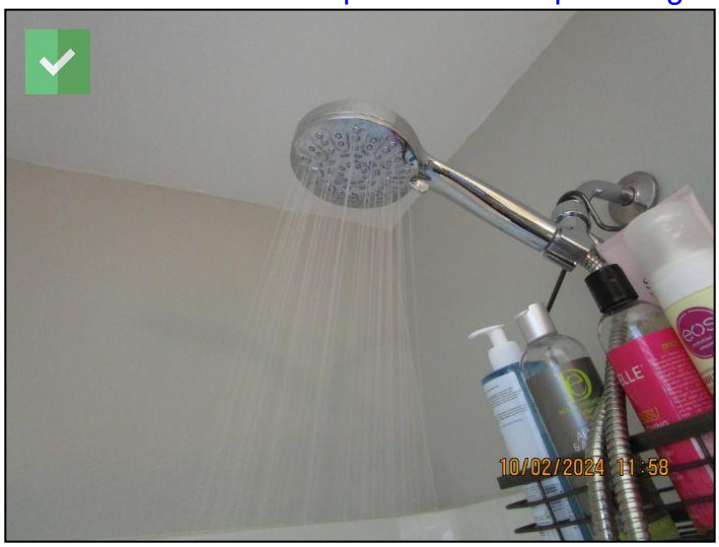
Observations:
• NOTE: Bathroom GFCI receptacle(s) were tested and functioned properly at the time of inspection.

GFCI Reset Location For ALL Bathrooms (2nd Floor Guest Bathroom)

10.14 Showers

Observations:

• NOTE: Showers were tested and functioned properly at the time of inspection. No defects observed at the visible portions of the plumbing.



Functional

Functional

10.15 Sinks

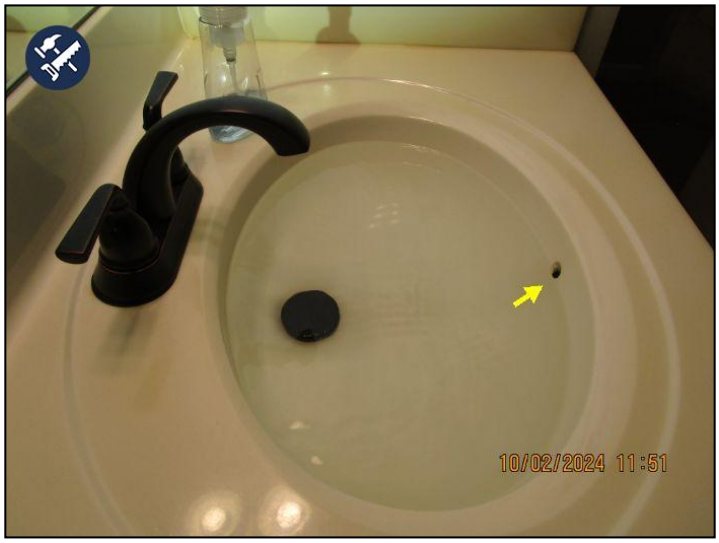
Observations:

• IMPROVE: There was a slow drain observed at multiple bathroom sink overflow holes/lines at the time of inspection. Recommend a qualified individual clear the blockages for optimal function. If the issues continue, have a plumbing contractor further evaluate and repair as necessary.

• REPAIR: Bathroom sink was leaking from the overflow at the time of inspection. Recommend a qualified individual/plumbing contractor repair/replace the sink to avoid water overflow and/or damage to cabinets/building materials.

Overflow Drain Functioned

Clogged Overflow Drain (Primary Bathroom)



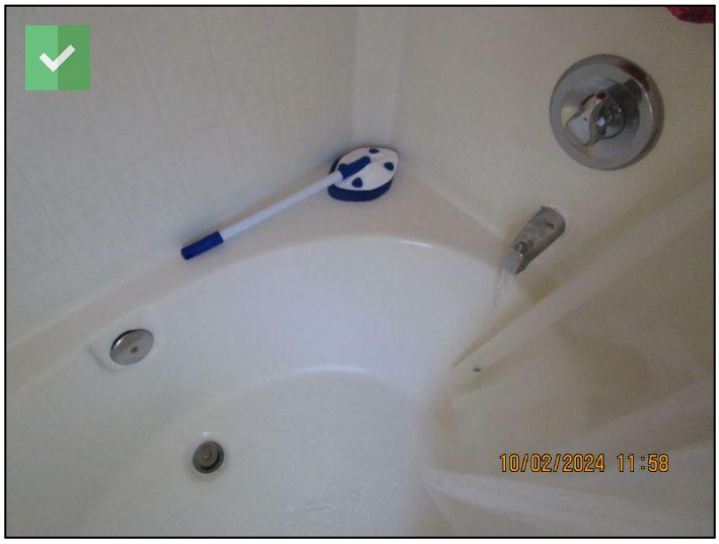
Clogged Overflow Drain (2nd Floor Guest Bathroom)

Active Leak From Overflow (2nd Floor Guest Bathroom)

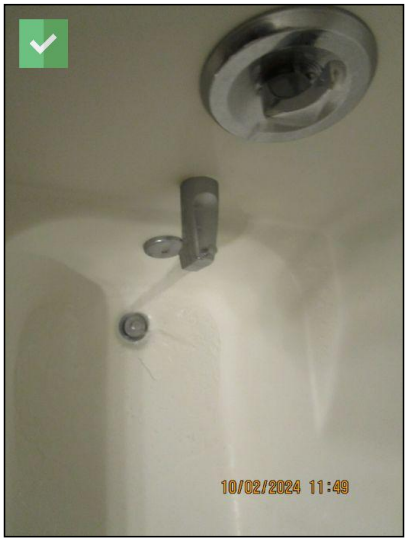
10.17 Bath Tubs

Observations:

• NOTE: Bath tub overflow lines and drain plugs were tested and functioned properly at the time of inspection. No defects were observed at the visible portions of the plumbing.



Overflow Drain Functioned



Overflow Drain Functioned

11.0 Kitchen

We may test appliances for basic functionality but do not evaluate their performance or the variety of their settings and cycles. Appliances over ten years old may experience reduced efficiency. Even if comments are made, the following items should not be considered inspected: refrigerators, freezers, ice makers, trash compactors, built-in toasters, coffee makers, can openers, blenders, instant hot water dispensers, water purifiers, barbecues, grills, rotisseries, timers, clocks, thermostats, the self-cleaning and cooking functions of ovens, and concealed or countertop lighting, which may not meet national electrical standards as they are often installed after initial construction.

Freestanding appliances are not inspected or tested, and any information provided about them is purely as a courtesy to the client. These items fall outside the scope of the inspection. Appliances are not moved during the inspection, and portable dishwashers are not inspected, as they require connection to facilitate testing.

11.1 Kitchen Photo(s)

11.2 Dishwasher

Observations:

- NOTE: Operated through a normal cycle at the time of inspection. No deficiencies were observed.

Functional

11.3 Refrigerator

Observations:

• NOTE: The refrigerator door lights, ice maker, water dispenser, and cooling/freeze compartments all functioned properly at the time of inspection.

Functional

Functional

11.4 Oven/Range

Observations:

• NOTE: Oven - Electric radiant heating coils or infrared halogen.

• NOTE: All heating elements operated when tested.

Electric

Bake

Broil

11.5 Cook Top

Observations:

- NOTE: Electric cook top observed.
- NOTE: All heating elements operated when tested.

Electric

11.6 Microwave

Observations:

- NOTE: Built-in microwave ovens are tested using normal operating controls. 30 second run time, ventilation on all speeds, and surface lights were tested with no deficiencies noted at the time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.

Functional

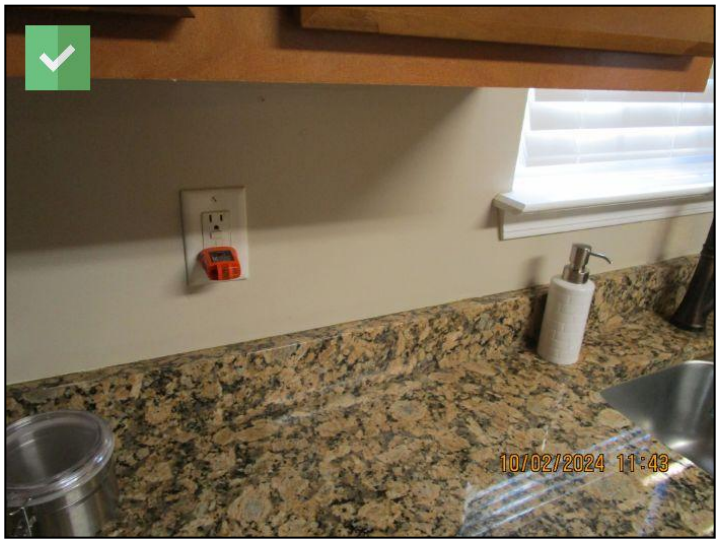
11.7 Vent

Observations:
• NOTE: Vent was operational at the time of inspection. No deficiencies were observed.

Recirculating Vent

11.10 GFCI

Observations:
• NOTE: Kitchen GFCI receptacle(s) were tested and functioned properly at the time of inspection.



GFCI Reset Location: Left Of Sink

GFCI Reset Location: Left Of Sink

11.11 Cabinets

Observations:
• NOTE: The kitchen cabinets appeared functional and in satisfactory condition at the time of inspection. No deficiencies observed.

11.15 Garbage Disposal

Observations:
• NOTE: The garbage disposal was operated and appeared functional at the time of inspection. No deficiencies observed.

Functional

11.21 Sink

Observations:
• IMPROVE: Loose hardware observed at the time of inspection. Recommend a qualified individual/plumbing contractor repair/secure to prevent moisture intrusion/for optimal function.

Loose Hardware

12.0 Laundry

In addition to the standard interior inspection, the laundry room inspection also includes an examination of dryer connections and venting, room ventilation, and the proper provision of a clothes washer waste pipe. The testing of washer/dryer units is beyond the scope of this inspection and is to be excluded from this report.

12.1 Laundry Room Photo(s)

Laundry Room

12.5 Doors

Observations:
• IMPROVE: Laundry room door was difficult to open/shut (misaligned) at the time of inspection. Recommend a qualified individual adjust the door/hardware for proper function.

Misaligned

12.6 Dryer Vent

Observations:
• IMPROVE: Minor lint was observed in the dryer vent cover/vent pipe at the time of inspection. Recommend the owner clean the vent periodically to prevent any future issues (such as fire, etc.).
• IMPROVE: The dryer vent has a louver stuck in the open position at the time of inspection. Recommend a qualified individual repair to prevent insect/pest intrusion.

Minor Lint With Stuck Louver

12.8 GFCI

Observations:

• SAFETY CONCERN: Laundry GFCI receptacle did not respond to tests at the time of inspection. Recommend a qualified individual/electrical contractor repair/replace for safety.

Did Not Respond To Tests

12.12 Plumbing

Observations:

• NOTE: The plumbing was visually inspected at the time of inspection. No deficiencies observed at the visible portions of the laundry room plumbing.

Visually Inspected

13.0 Attic

This report details the method used to inspect accessible attics and describes the insulation and vapor retarders in unfinished spaces when readily accessible. It also notes the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation, vapor retarders, and any passive or mechanical ventilation in unfinished attic spaces when accessible.

13.1 Access

Observations:
• NOTE: The scuttle hole panel was insulated. No deficiencies were observed.

SCUTTLE HOLE LOCATION: Bedroom

Insulated

13.4 Ducting

Observations:
• NOTE: Insulated duct was noted. Ductwork was properly strapped, tight connections, and no tears/punctures were found at the time of inspection.

Visually Inspected

Visually Inspected

13.5 Electrical

Observations:
• IMPROVE: Damaged cover(s) noted in the attic. Recommend a qualified individual/electrical contractor repair/replace the cover(s) to prevent dust/debris from entering the electrical system.

Damaged Cover

13.8 Insulation Condition

Observations:

• NOTE: Insulation levels were adequate for the efficiency rating.

Adequate

13.9 Structure

Observations:

• NOTE: No deficiencies were found at the visible portions of the structure at the time of inspection.

Visually Inspected

13.10 Ventilation

Observations:

• NOTE: Adequate ventilation noted at the time of inspection.

Ridge Exhaust Venting

Under Eave Soffit Inlet Vents

Gable Louver Vents

14.0 Heat/AC

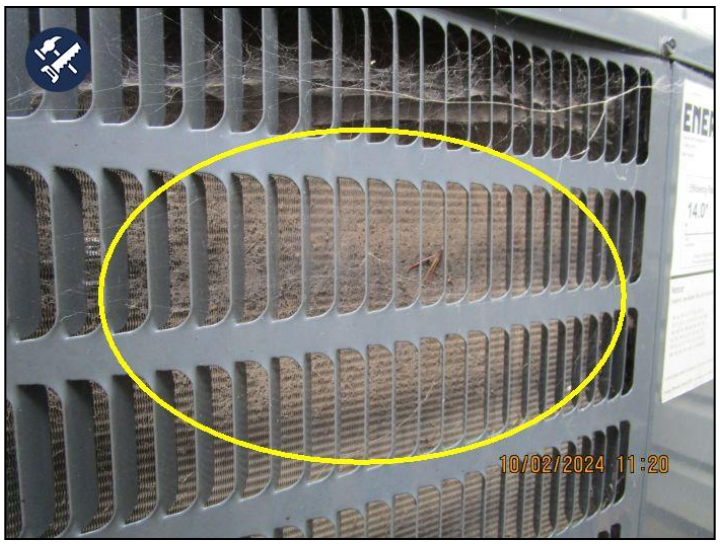
The inspector will only open access panels provided by the manufacturer or installer for routine homeowner maintenance and will not operate components if weather conditions or other circumstances could cause equipment damage. The inspector does not light pilot lights, ignite or extinguish solid fuel fires, or test safety devices. Inspecting furnace heat exchangers, fireboxes, electronic air filters, ducts, and in-line duct motors or dampers requires dismantling the unit, which is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions, and the adequacy, efficiency, or even distribution of air throughout the building cannot be assessed through a visual inspection. It is recommended that these systems be evaluated by a qualified professional.

The inspector does not perform pressure tests on coolant systems, so no representation is made regarding coolant charge or line integrity. While we perform a conscientious evaluation, we are not specialists. Be aware that even modern heating systems can produce carbon monoxide, which in poorly ventilated areas can lead to sickness or death. Annual service and maintenance of heating systems are strongly recommended. Identifying the presence of asbestos in heating systems requires laboratory testing and is beyond the scope of this inspection. Additionally, determining the condition of oil tanks, whether exposed or buried, is not covered in this inspection. Leaking oil tanks pose an environmental hazard that can be costly to remedy.

14.3 A/C Compressor Condition

Materials: Electric
Observations:
• IMPROVE: Dirty cooling fins noted on the compressor at the time of inspection. Recommend a qualified individual/HVAC specialist further evaluate and repair/clean the unit as necessary for optimal function.

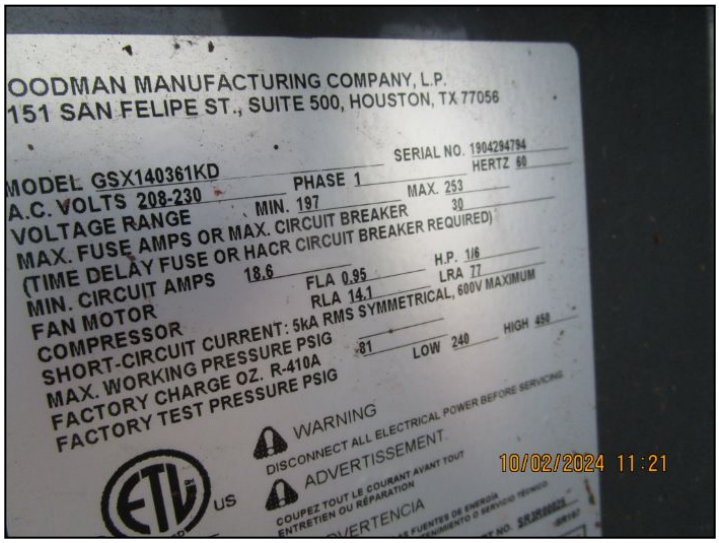
LOCATION: Rear Of Structure



Dirty Coil Fins

14.4 A/C Compressor Nameplate

Observations:
• NOTE: The Goodman unit is approximately 5 years old. The average lifespan of this system is 10-15 years depending on a number of factors.

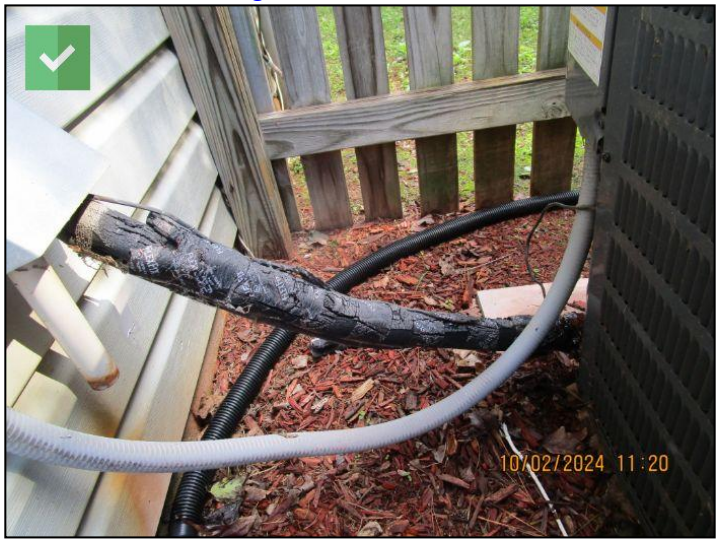


2019 Goodman 3 Ton Unit

14.5 Refrigerant Lines

Observations:

• NOTE: Refrigerant lines were properly insulated at the time of inspection. No deficiencies observed at the visible portions of the refrigerant lines.



Insulated

14.6 Heater Condition

Materials: Gas (Furnace)

Observations:

• IMPROVE: Gas Unit - Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. One such area is the combustion chamber/heat exchanger where cold air blows across the 'fire box,' becoming the hot air that circulates throughout your home. During the life span of any furnace, this metal wall may develop a crack or a broken weld, allowing carbon monoxide to circulate throughout the home. This is why furnace specialists recommend a complete inspection annually; consider having the unit inspected by certified HVAC contractor.

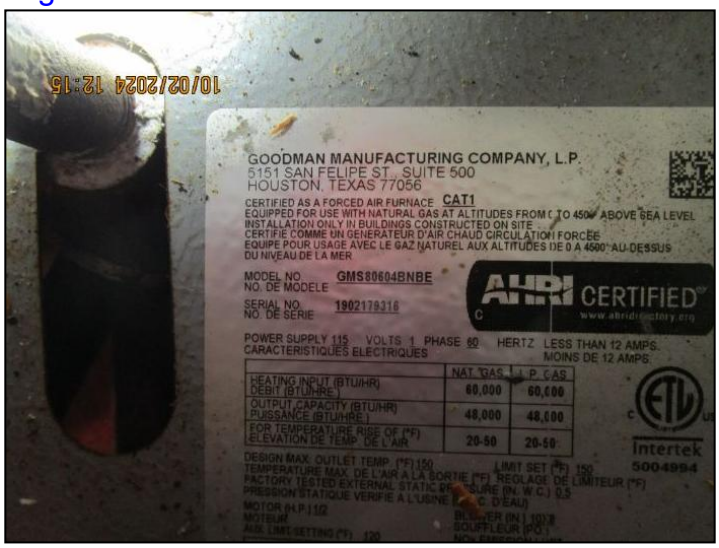
LOCATION: Attic

LOCATION: Attic

14.7 Heater Nameplate

Observations:

• NOTE: The Goodman unit is approximately 5 years old. The average lifespan of a unit of this type is 16-20 years depending on a number of factors. Recommend annual servicing by an HVAC specialist in order to prolong the life of the units.



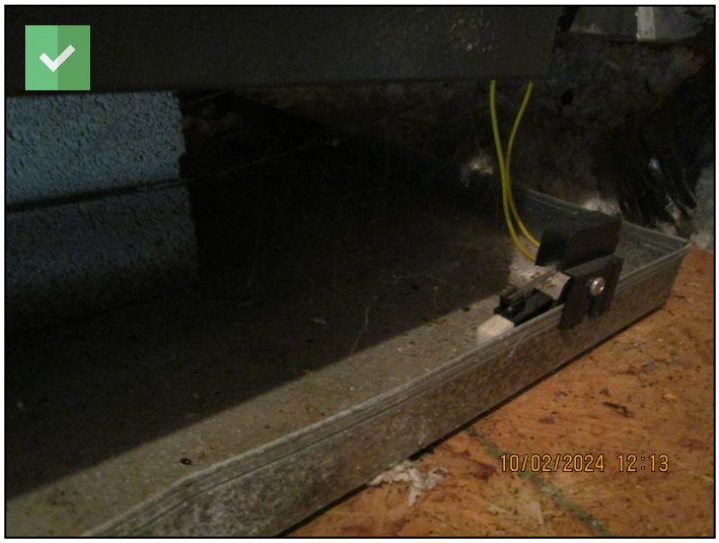
2019 Goodman 3.5 Ton Unit

14.8 Heater Base

Observations:

• NOTE: The heater base appears to be functional. No deficiencies noted at the time of inspection.

• NOTE: A float switch was observed at the time of inspection.



Functional/Float Switch Present

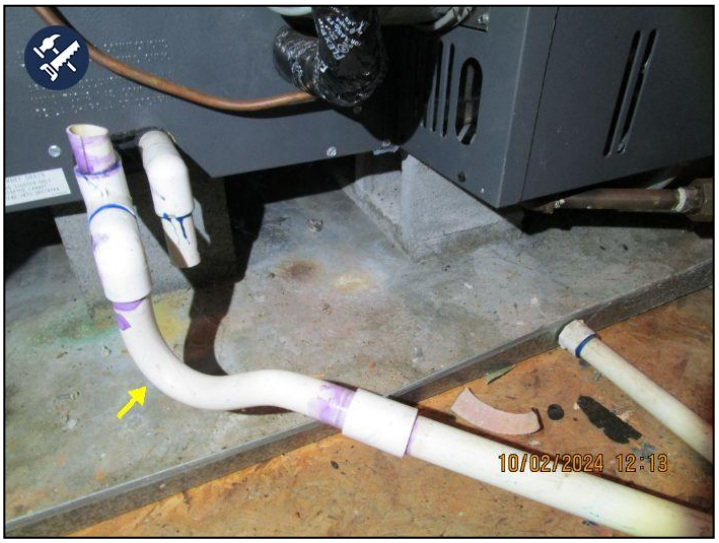
14.9 Condensate Drain

Observations:

• NOTE: A condensate drain was present and routes to the exterior of the structure.

• IMPROVE: The condensate line plumbing trap was not insulated at the time of inspection. Recommend a qualified individual/HVAC contractor install insulation around the trap to prevent unwanted moisture issues.

Routes To Exterior



Trap Missing Insulation

14.11 Venting

Observations:

• NOTE: 'Type B' metal double-walled vent pipe present. No deficiencies were observed in the visible portions.

14.12 Gas Valves

Observations:

• NOTE: Gas valve noted in line with the unit. No deficiencies were found at the time of inspection.

Present/On Position

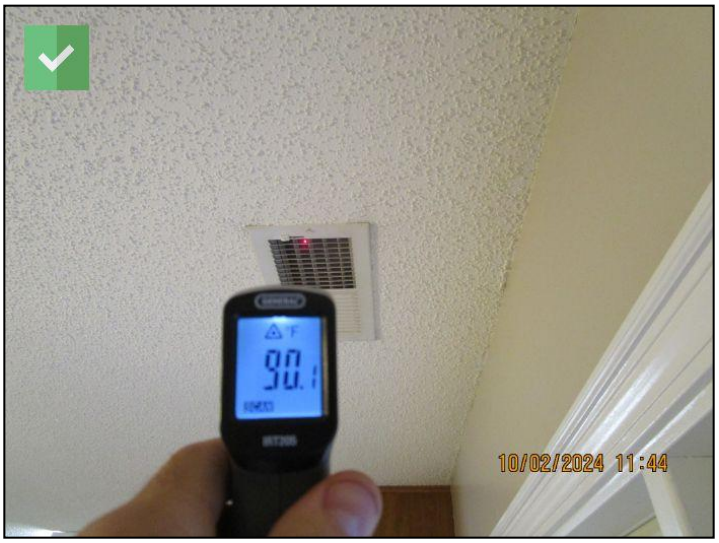
14.13 Supply Air

Observations:

• NOTE: The typical temperature differential split between the supply and return air in an air conditioner of this type is 15-20 degrees F. This system responded and achieved an acceptable differential temperature.

• NOTE: Gas heating units (furnace) require a minimum 30-60 degrees rise in temperatures as comparing supply and return. This system responded and achieved an acceptable differential temperature.

A/C Differential 16.3 Degrees F



Heat Differential 30.6 Degrees F

14.14 Return Air

Observations:

• NOTE: The typical temperature differential split between the supply and return air in an air conditioner of this type is 15-20 degrees F. This system responded and achieved an acceptable differential temperature.

• NOTE: Gas heating units (furnace) require a minimum 30-60 degrees rise in temperatures as comparing supply and return. This system responded and achieved an acceptable differential temperature.

A/C Differential 16.3 Degrees F

Heat Differential 30.6 Degrees F

14.15 Filters/Registers

Observations:

• IMPROVE: Filter(s)/grate(s) were dirty at the time of inspection. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep the furnace components working efficiently. Recommend a qualified individual clean the grate(s) and change the filter(s) periodically to ensure optimal function.

14x20x1

Dirty Filter(s)/Grate(s)

Dirty Filter(s)/Grate(s)

14.16 Thermostats

Observations:
- NOTE: Digital - programmable type.

Digital

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
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.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves