

# Property Inspection Report



**Robert Wynn**  
**Woodpecker Home Inspections**

**7741 Bankers Drive**  
**Inspection Prepared For: Edward Thornfield**  
**Agent: Amanda Wynn - Country Girl Houses**

**Date of Inspection: 11/12/2022**  
**Year Built: 1995 Size: 2100**  
**Weather: Cloudy**

## Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

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 property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, 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 property's condition, using this report as a guide.

**Video In Your Report:** Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

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



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - 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 understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

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!

# Table Of Contents

Report Summary	4-5
Overview	6
House Photos	6
Grounds	6-9
Roof	10-12
Exterior	13-19
Exterior A/C - Heat Pump 1	20
Garage/Carport	21-24
Living Room	25-27
Kitchen	28-31
Laundry Room	32-34
Bathroom 1	35-38
Bathroom 2	39-44
Bedroom 1	45-47
Bedroom 2	48-51
Bedroom 3	52-54
Fireplace	55-56
Stairs, Steps, Hallways	57
Smoke/Carbon Monoxide Detectors	57
Attic/Structure/Framing/Insulation	58-60
Crawl Space	61-64
Plumbing	65-67

Water Heater	68-69
Heating System	70
Electric - Main Panel	71-72
Electric - Sub Panel	73-74
Cooling System - Interior	75-77
Glossary	78



# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

<b>Grounds</b>		
Page 9 Item: 11	Hose Bibs	<ul style="list-style-type: none"> <li>The hose bib is not secured to the house, which may cause damage over time. Recommend securing the hose bib to the house.</li> </ul>
<b>Exterior</b>		
Page 14 Item: 2	Gutters	<ul style="list-style-type: none"> <li>The gutters are dirty. Recommend cleaning the gutters to ensure proper water flow to the downspouts.</li> <li>Gutters on only a portion of the house. Recommend a licensed roofer add gutters to properly direct water flow away from the home and the foundation.</li> <li>Gutters had some damage. Recommend a licensed professional to repair or replace damaged and leaking sections.</li> </ul>
<b>Laundry Room</b>		
Page 34 Item: 7	Electrical	<ul style="list-style-type: none"> <li><b>GFCI</b> receptacles are not installed in the laundry room, which is a safety concern. However, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.</li> </ul>
<b>Bathroom 2</b>		
Page 40 Item: 2	Sinks	<ul style="list-style-type: none"> <li>The drain is leaking in the bathroom 2. Recommend a licensed plumber repair or replace.</li> </ul>
Page 41 Item: 3	Bathtubs	<ul style="list-style-type: none"> <li>Bathtub faucet in master bath loose and leaked when turning hot water knob. Recommend repair by qualified plumber.</li> </ul>
Page 42 Item: 6	Whirlpool	<ul style="list-style-type: none"> <li>Whirlpool did not operate. Recommend repair by qualified technician.</li> </ul>
<b>Bedroom 2</b>		
Page 51 Item: 7	Bedroom Egress	<ul style="list-style-type: none"> <li>The bedroom egress is restricted in bedroom 2, which is a safety concern. Recommend repair by qualified technician.</li> </ul>
Page 51 Item: 8	Door	<ul style="list-style-type: none"> <li>The bedroom door would not latch. Recommend a professional contractor repair as needed.</li> </ul>
<b>Bedroom 3</b>		
Page 54 Item: 7	Bedroom Egress	<ul style="list-style-type: none"> <li>The bedroom egress is restricted in bedroom 3, which is a safety concern. Recommend repair by a qualified technician.</li> </ul>
<b>Crawl Space</b>		
Page 61 Item: 3	Foundation Walls	<ul style="list-style-type: none"> <li>Moisture stains present in the crawl space. Monitor and consult a licensed professional as needed.</li> <li>There is efflorescence on the foundation walls. Recommend monitoring and consulting a licensed contractor to repair as needed.</li> </ul>
Page 64 Item: 12	Insulation	<ul style="list-style-type: none"> <li>Insulation between joints in crawlspace was falling in several places. Recommend repair or replace by qualified technician.</li> </ul>
Page 65 Item: 13	Vapor Barrier	<ul style="list-style-type: none"> <li>Vapor barrier in crawlspace is not adequate. Overlap is improper. Much of the Vapor barrier is worn-out. Recommend replacing by qualified technician.</li> </ul>

**Cooling System - Interior**

Page 77 Item: 7	Condition	• There was a lot of water on the ground in the crawlspace due to water leaking from unit. Recommend an HVAC contractor examine the air conditioner compressor and coils before closing.
-----------------	-----------	--

# Overview

## 1. Scope of Inspection

- All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.
- All components designated for inspection in the CREIA Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

## 2. Main Entrance Faces

- For the purpose of this inspection, this house faces east.

## 3. State of Occupancy

- Vacant

## 4. Weather Conditions

- Partly Cloudy

## 5. Recent Rain/Snow

- Yes

## 6. Ground Cover

- Damp

## 7. Approximate Age

- 25-30 years

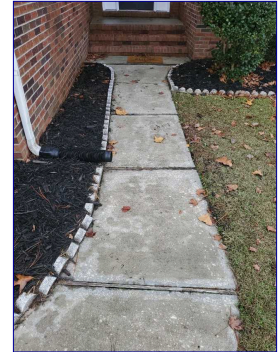
# House Photos

## 1. House Photo's



# Grounds

## 1. Service Walks



## 2. Driveway/Parking



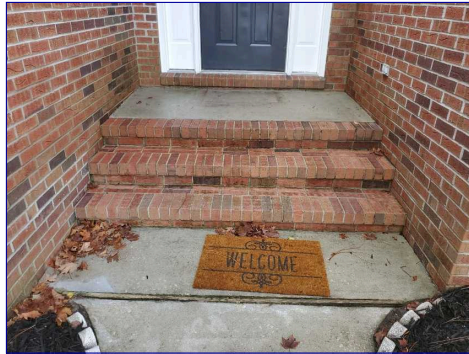
## 3. Porch





# Grounds (continued)

## 4. Steps/Stoop



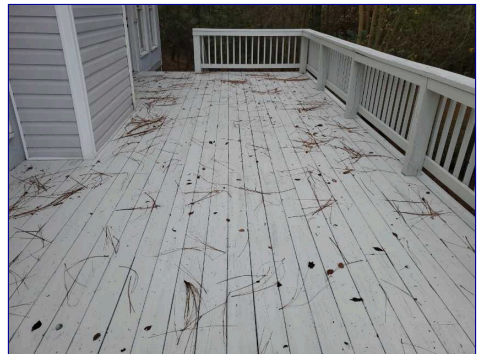
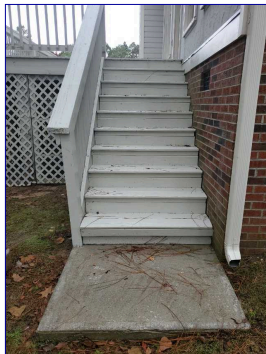
## 5. Patio



## 6. Deck/Balcony



- Materials:
- Wood
  - Painted/Stained



# Grounds (continued)

## 7. Deck/Porch/Patio Covers



## 8. Fence/Wall



## 9. Landscape Affecting Foundation



## 10. Retaining Wall



## 11. Hose Bibs



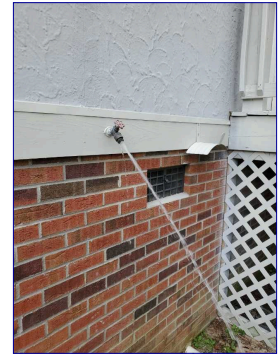
Hose Bibs:

- Yes, operable

Observations:

- The hose bib is not secured to the house, which may cause damage over time. Recommend securing the hose bib to the house.

# Grounds (continued)



The hose bib is not secured to the house, which may cause damage over time. Recommend securing the hose bib to the house.



# Roof

## 1. Roof View



# Roof (continued)



## 2. Roof General: Visibility

Visibility:

- All

Inspected From:

- Ladder at eaves
- Ground

## 3. Roof Style: Type/Style

Type/Style:

- Asphalt Shingle
- Gable
- Hip

Layers/Age/Location:

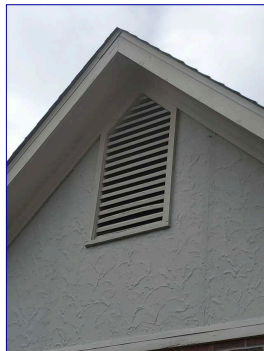
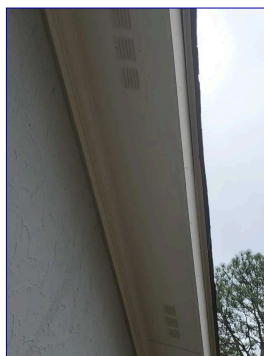
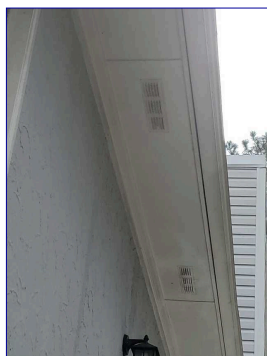
- Layers 1+
- Age: 10-15+

## 4. Ventilation System



Type:

- Soffit
- Ridge
- Gable



# Roof (continued)

## 5. Flashing

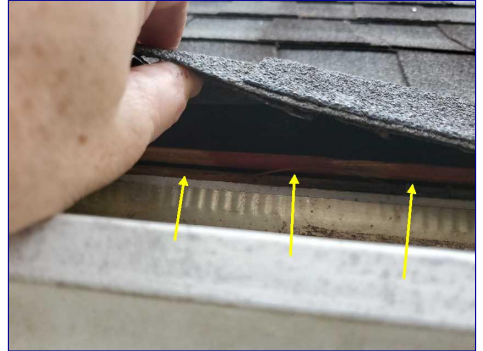


Materials:

- Galv/Alum

Observations:

- There was missing **drip edge** flashing in one or more areas of the roof. Recommend a professional contractor install drip edge flashing to help prevent moisture damage.

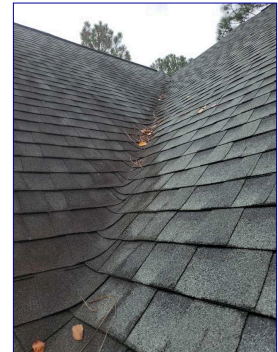


## 6. Valleys



Materials:

- Asphalt



# Roof (continued)

## 7. Condition of Roof Covering



## 8. Skylights



## 9. Vents



Observations:

- The Plumbing Vent(s)
- The Bathroom Vent(s)



# Exterior

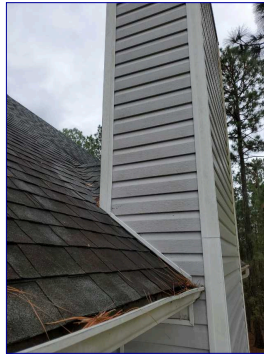
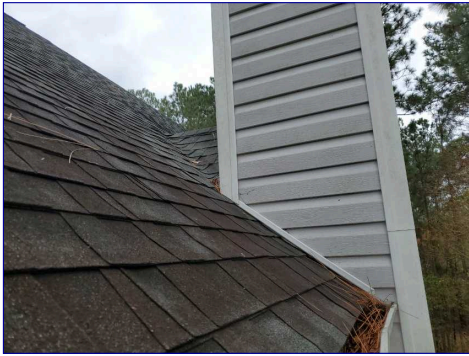
## 1. Chimney Chase



General:

- Location: West Side of Roof
- Viewed From: Ladder at Eaves
- Chase: Framed

# Exterior (continued)

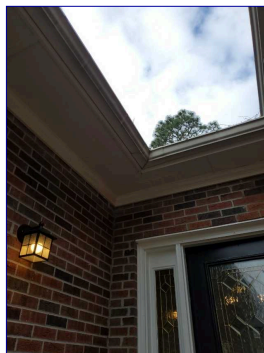


## 2. Gutters

Observations:



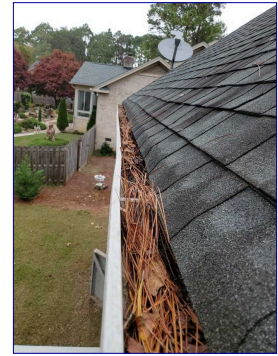
- The gutters are dirty. Recommend cleaning the gutters to ensure proper water flow to the downspouts.
- Gutters on only a portion of the house. Recommend a licensed roofer add gutters to properly direct water flow away from the home and the foundation.
- Gutters had some damage. Recommend a licensed professional to repair or replace damaged and leaking sections.



The gutters are dirty. Recommend cleaning the gutters to ensure proper water flow to the downspouts. Gutter leaks in this area.

There is evidence that the gutter is leaking at the seams. Recommend a professional contractor evaluate and repair as needed.

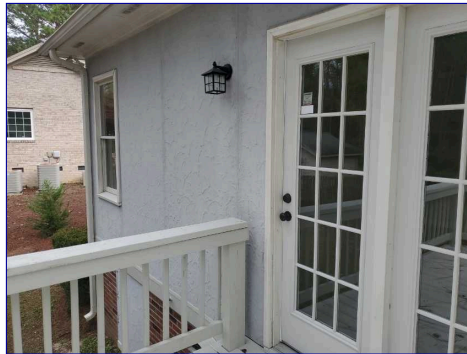
# Exterior (continued)



## 3. Siding



- Materials:
- Block/Brick
  - Fiber-cement



## 4. Trim



- Materials:
- Wood

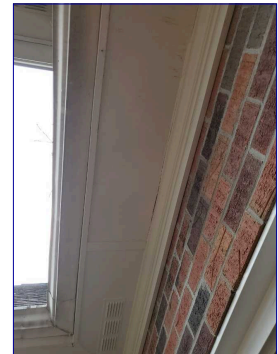
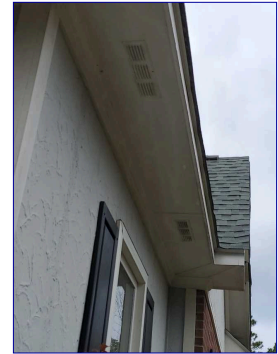
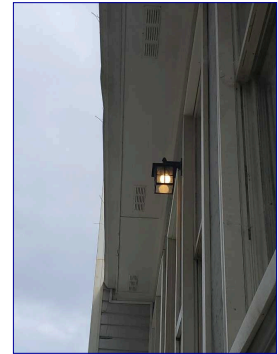
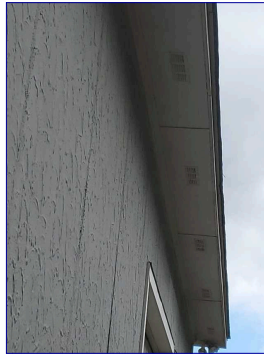
## 5. Soffit



- Materials:
- Wood



# Exterior (continued)



## 6. Fascia

Materials:

- Wood

Observations:

- The fascia needs routine painting maintenance. Recommend a professional painter repair/paint the fascia.



# Exterior (continued)



## 7. Flashing

Materials:

- Aluminum/Steel

Observations:

- The exterior flashing needed repair in one or more areas. Recommend a licensed contractor repair to prevent additional damage.



# Exterior (continued)

## 8. Caulking



## 9. Windows/Screens



Materials:  
• Wood



## 10. Storm Windows



Materials:  
• Not installed

## 11. Slab-On-Grade Foundation



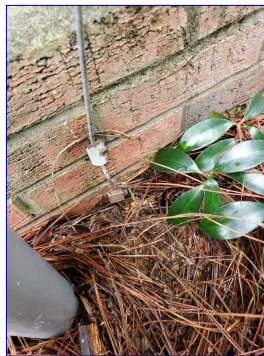
Materials/Condition:  
• Concrete block

# Exterior (continued)



## 12. Service Entry

Location:  
• Underground

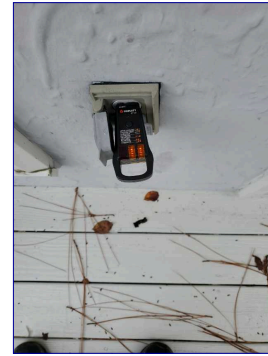


## 13. Exterior Receptacles

Receptacles/Condition:  
• Exterior receptacles: Yes  
• Exterior receptacles, operable: Yes  
• **GFCI**, operable: Yes



## Exterior (continued)



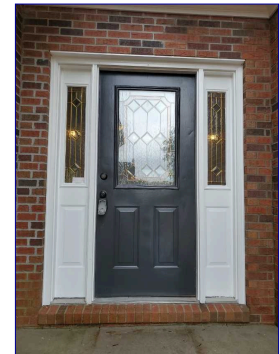
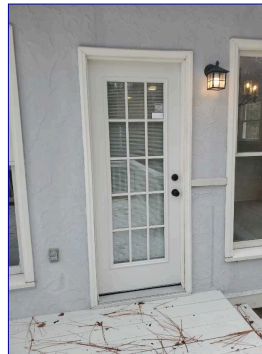
### 14. Building Exterior Wall Construction

- Materials:
- Not Visible



### 15. Exterior Doors

- Main entrance door condition: Satisfactory



## Exterior A/C - Heat Pump 1

### 1. Exterior A/C - Heat Pump 1



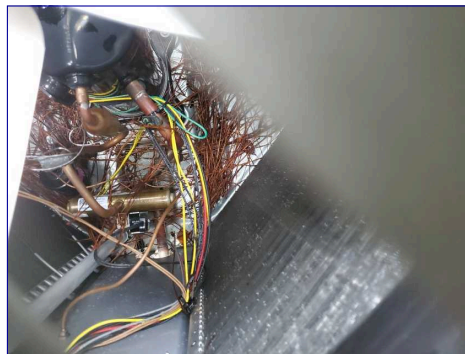
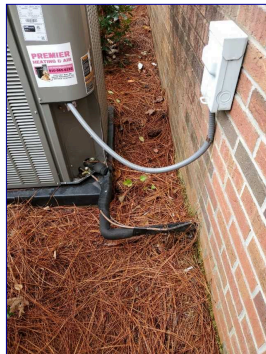
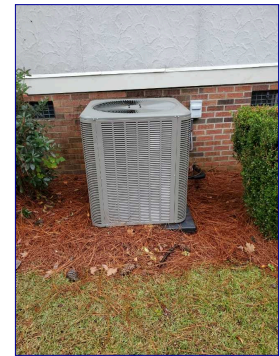
- Location: North
- Unit Type: Heat pump
- Level: Yes
- Condenser Fins: Need cleaning

Observations:

- Model #ML14XP1=048-230A01
- Serial #1921C29150

• The air conditioning condenser coils are dirty. Recommend cleaning. Consult a professional contractor as needed.

# Exterior A/C - Heat Pump 1 (continued)



The air conditioning condenser coils are dirty. Recommend cleaning. Consult a professional contractor as needed.

## Garage/Carport

### 1. Type

- Satisfactory** ✓
- Type:
- Attached
  - 2-Car
- Steps going into garage protruding into parking area. Advise caution when parking car on this side of garage.

### 2. Automatic Opener

- Satisfactory** ✓
- Operation:
- Operable

# Garage/Carport (continued)



## 3. Safety Reverse



Operation:  
• Operable

## 4. Roofing



Materials:  
• Same as house

## 5. Gutters



Gutters:  
• Same as house

## 6. Siding



Materials:  
• Same as house

## 7. Trim



Materials:  
• Same as house

## 8. Window



Materials:  
• Same as house

Condition:  
• Window in garage would not open. This a safety hazard. Recommend repair by qualified technician.

## 9. Floor



Materials:  
• Concrete

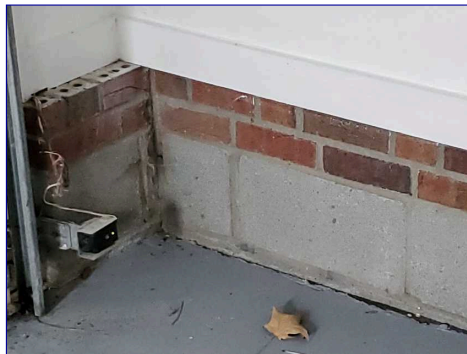
# Garage/Carport (continued)



## 10. Sill Plates



Type:  
• Elevated



## 11. Overhead Door(s)

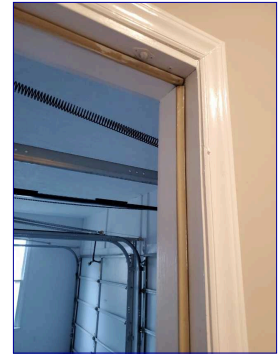
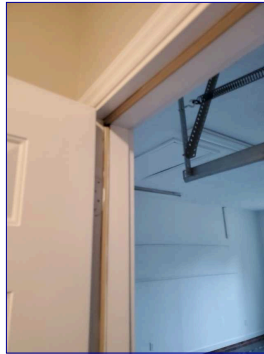
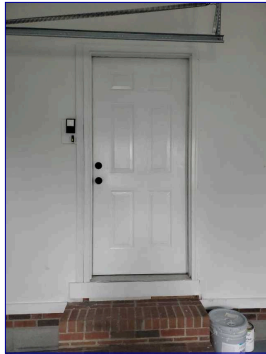


Materials:  
• Masonite



# Garage/Carport (continued)

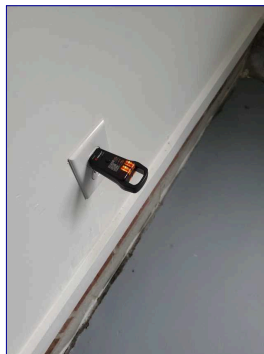
## 12. Exterior Service Door



## 13. Electrical Receptacles



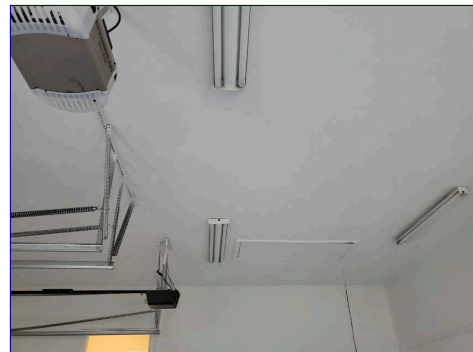
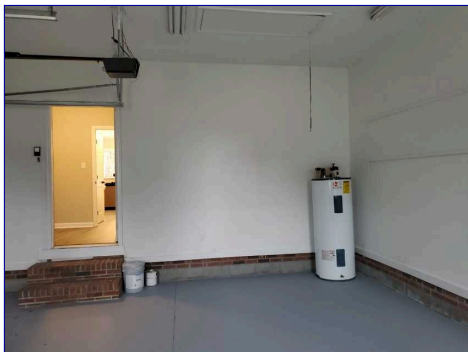
- Electrical receptacles: Yes
- Electrical receptacles, operable: Yes
- GFCI present: Yes
- GFCI operable: Yes
- Overhead lights did not work during inspection. Recommend repair or replace by qualified technician or electrician.



## 14. Fire Separation Walls & Ceiling



- Fire Wall:
- Fire door self closure: Missing



# Living Room

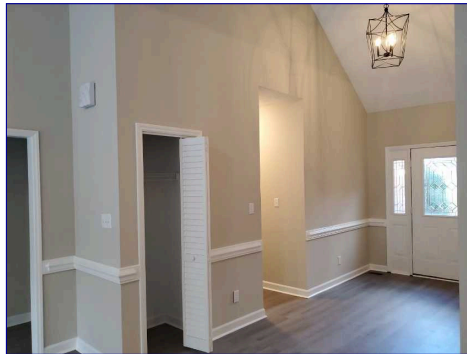
## 1. Location



Location:  
• First floor



## 2. Walls & Ceiling

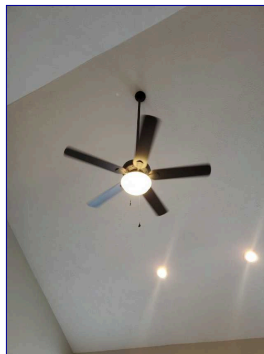


# Living Room (continued)

## 3. Floor



## 4. Ceiling Fan

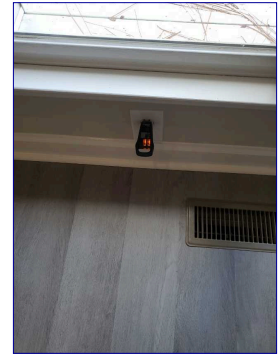
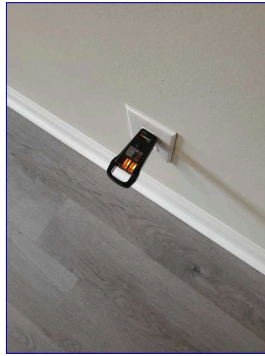
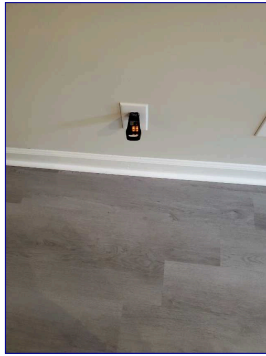


## 5. Electrical



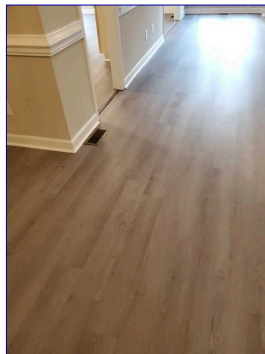
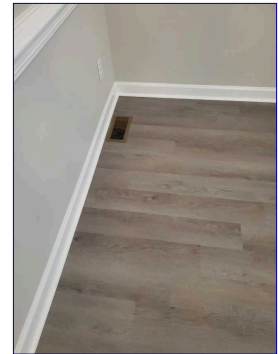
- Switches: Yes
- Switches, operable: Yes

# Living Room (continued)



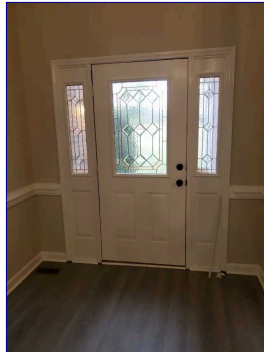
## 6. Heating Source

- Heating source present: Yes

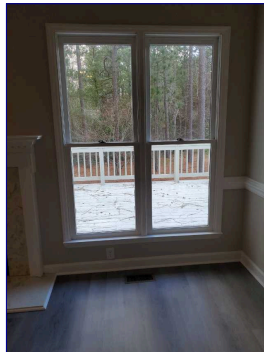


# Living Room (continued)

## 7. Doors



## 8. Windows



## 9. Other



# Kitchen

## 1. Kitchen Photo



- Photos
- The Kitchen View

# Kitchen (continued)



## 2. Countertops



## 3. Cabinets

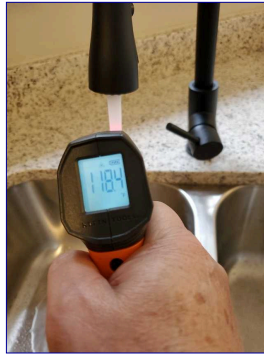
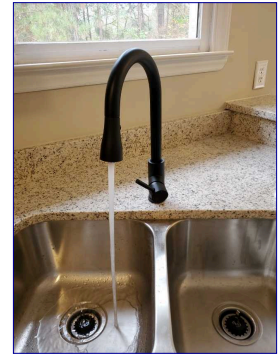


## 4. Plumbing



- Faucet leaks: No
- Pipes leak/corroded: No
- Sink/Faucet: Satisfactory
- Functional drainage: Satisfactory
- Functional flow: Satisfactory

# Kitchen (continued)



## 5. Walls & Ceiling



# Kitchen (continued)

## 6. Windows



## 7. Heating/Cooling Source



## 8. Floor





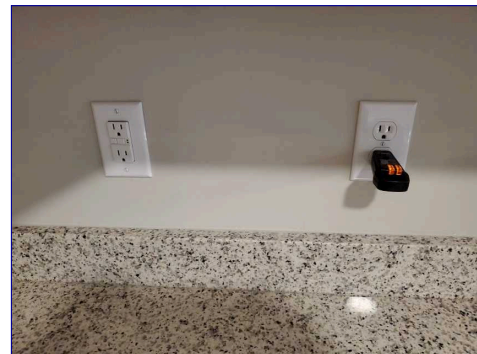
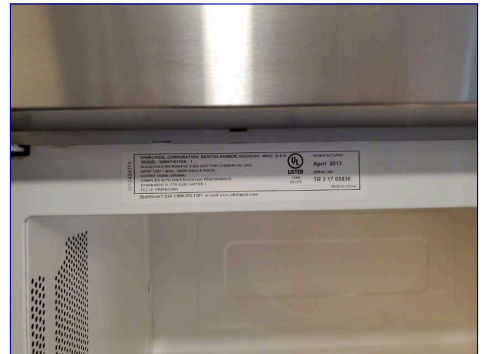
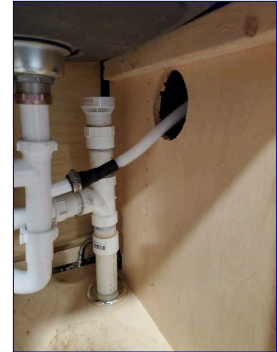
# Kitchen (continued)

## 9. Appliances



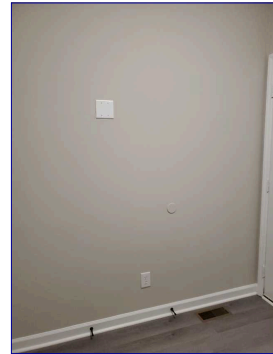
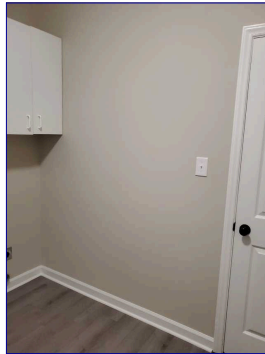
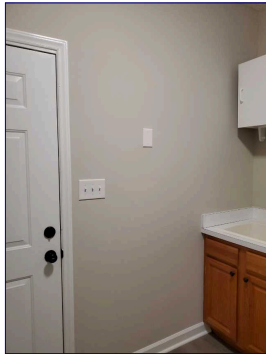
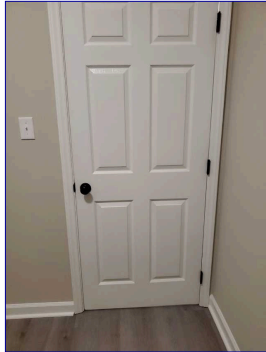
Appliances:

- Dishwasher, operable: Yes
- Microwave, operable: Yes
- Dishwasher airgap: Yes
- Dishwasher drain line looped: Yes
- GFCI Installed: Yes
- GFCI Operable: Yes



# Laundry Room

## 1. Doors/Walls/Ceiling



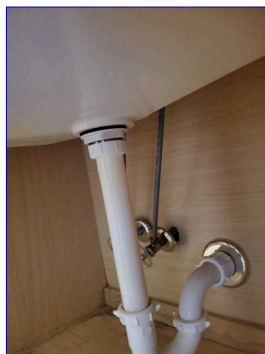
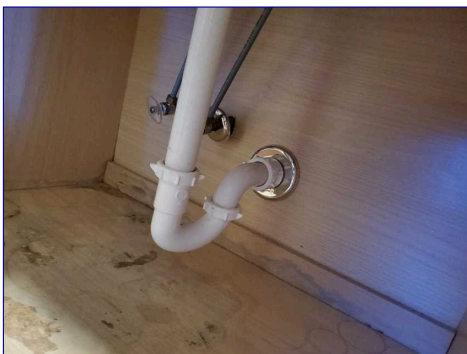
## 2. Window



## 3. Laundry Sink



- Faucet leaks: No
- Pipes leak: No
- Cross connections: No



# Laundry Room (continued)

## 4. Heat Source Present

Heat Source Present:

- Yes



## 5. Room Vented

Room Vented:

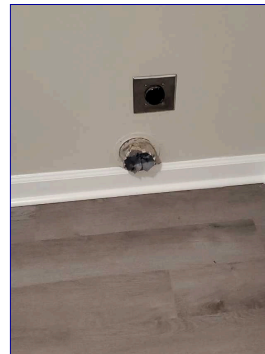
- Yes



## 6. Dryer Vented

Dryer Vented:

- Wall



## 7. Electrical

Electrical:

- GFCI present: No
- Recommend GFCI receptacles

Observations:

- GFCI receptacles are not installed in the laundry room, which is a safety concern. However, when the home was built, installing GFCI receptacles was not part of the standard building requirements. Recommend upgrading the GFCI receptacles to current standards for increased safety.



# Laundry Room (continued)

## 8. Appliances



## 9. Washer Hook-up Lines



- Washer Hook-up Lines:
- Satisfactory
- Observations:
- Laundry, washer hook-up view



## 10. Gas Shut-off Valve



# Bathroom 1

## 1. Location



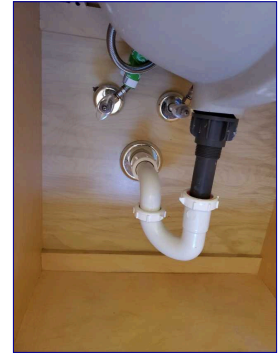
- Location:
- First floor bath



# Bathroom 1 (continued)

## 2. Sinks

- Faucet leaks: No
- Pipes leak: No



## 3. Bathtubs

- Faucet leak: No
- Pipes leak: Not visible

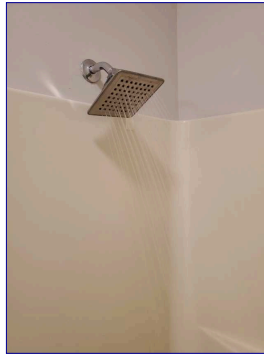


## 4. Showers

- Showers:
- Faucet leaks: No
- Pipes leak: Not visible

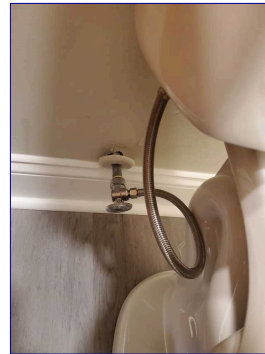


# Bathroom 1 (continued)



## 5. Toilet

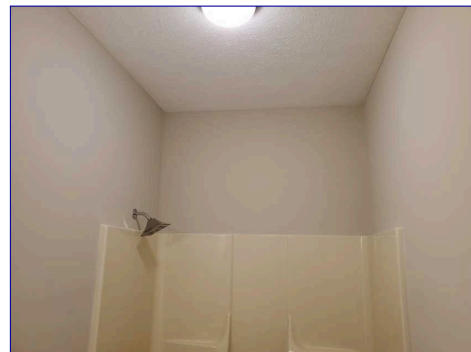
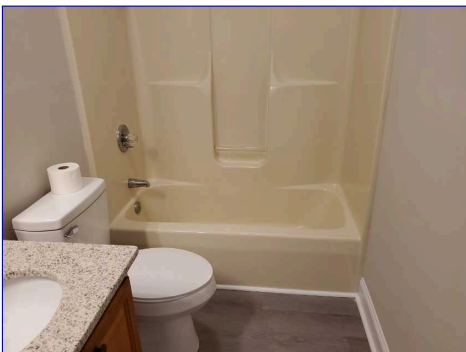
- Bowl loose: No
- Operable: Yes



## 6. Whirlpool



## 7. Shower/Bathtub Area



# Bathroom 1 (continued)

## 8. Drainage



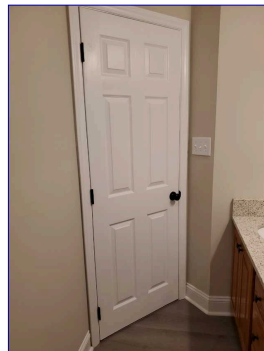
## 9. Water Flow



## 10. Moisture Stains Present



## 11. Doors



## 12. Window

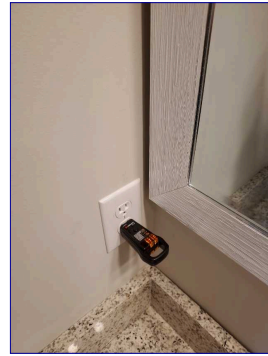


## 13. Receptacles



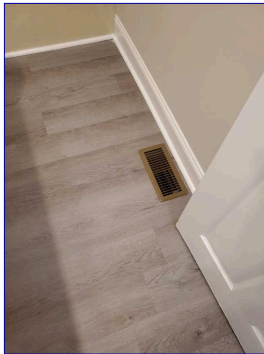
- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes

# Bathroom 1 (continued)



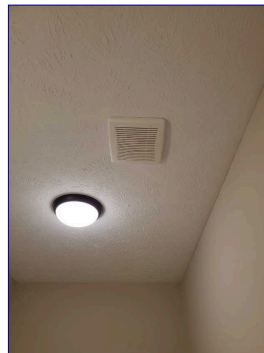
## 14. Heat Source Present

Heat Source:  
• Yes



## 15. Exhaust Fan

Exhaust Fan:  
• Yes



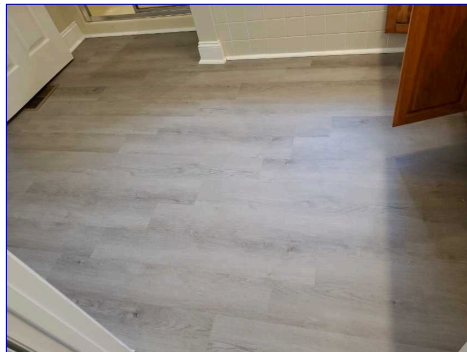
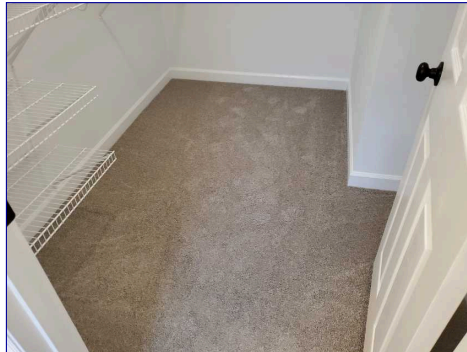


# Bathroom 2

## 1. Location



Location:  
• Master bath



## 2. Sinks



• Faucet leaks: No  
• Pipes leak: Yes  
Observations:

• The drain is leaking in the bathroom 2. Recommend a licensed plumber repair or replace.



The drain is leaking in the bathroom 2. Recommend a licensed plumber repair or replace. Sink on left side.

Sink on left side.

# Bathroom 2 (continued)



## 3. Bathtubs

- Faucet leak: Yes

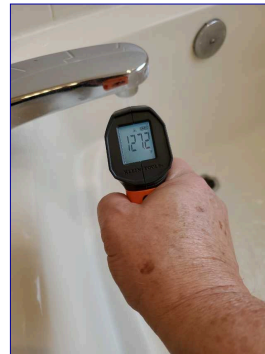


Observations:

- Bathtub faucet in master bath loose and leaked when turning hot water knob. Recommend repair by qualified plumber.



Bathtub faucet loose.

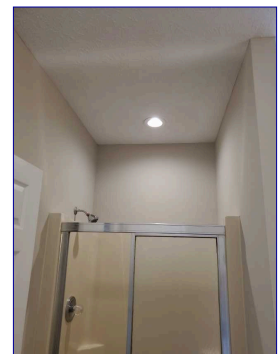
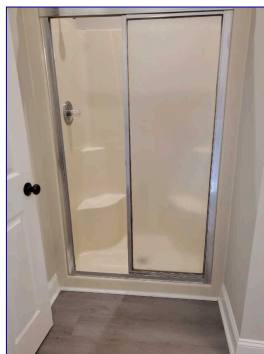
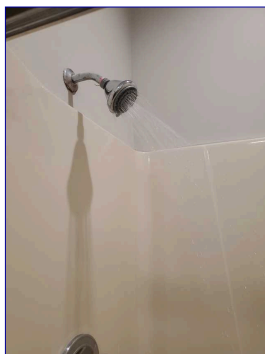


## 4. Showers

Showers:



- Faucet leaks: No
- Pipes leak: Not visible

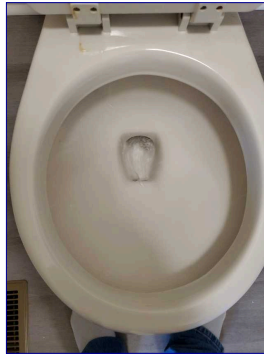


## 5. Toilet

- Bowl loose: No
- Operable: Yes



# Bathroom 2 (continued)



## 6. Whirlpool



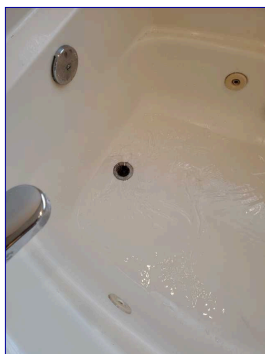
- Whirlpool: Yes
  - Whirlpool, operable: No
- Observations:
- Whirlpool did not operate. Recommend repair by qualified technician.



## 7. Shower/Bathtub Area

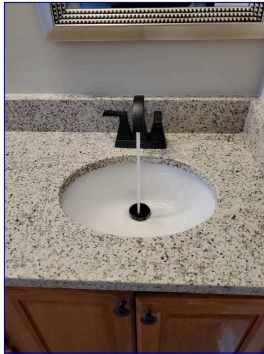


## 8. Drainage



# Bathroom 2 (continued)

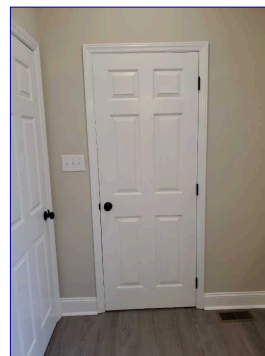
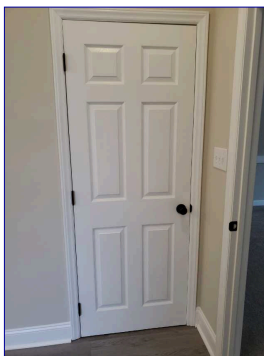
## 9. Water Flow



## 10. Moisture Stains Present



## 11. Doors



# Bathroom 2 (continued)

## 12. Window



## 13. Receptacles



- Present: Yes
- Operable: Yes
- GFCI present: Yes
- GFCI operable: Yes



## 14. Heat Source Present



- Heat Source:
- Yes



# Bathroom 2 (continued)

## 15. Exhaust Fan



- Exhaust Fan:
- Yes
  - Operable: Yes

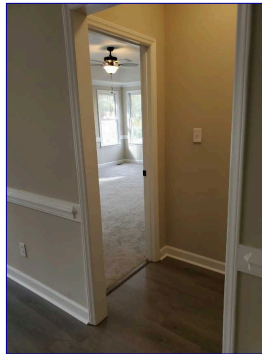


# Bedroom 1

## 1. Location

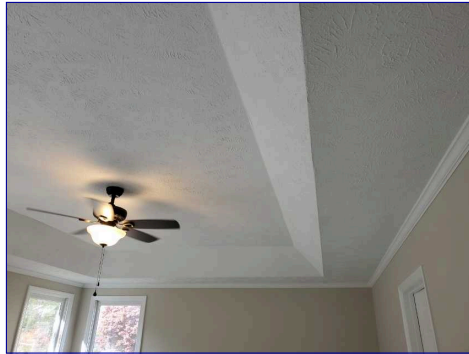


- Location:
- First floor



# Bedroom 1 (continued)

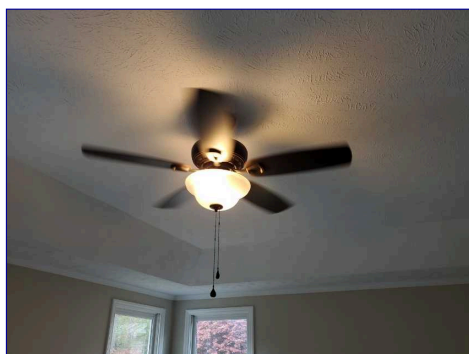
## 2. Walls & Ceiling



## 3. Floor



## 4. Ceiling Fan

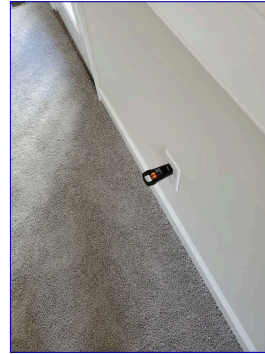


# Bedroom 1 (continued)

## 5. Electrical



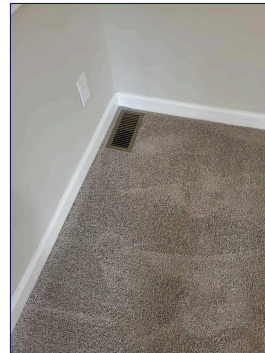
- Electrical:
- Switches operable: Yes
  - Receptacles operable: Yes



## 6. Heating Source Present



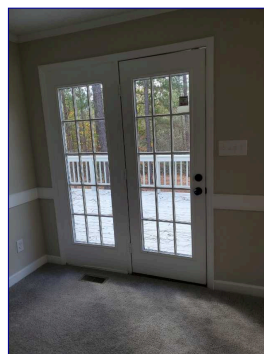
- Heating Source:
- Yes



## 7. Bedroom Egress



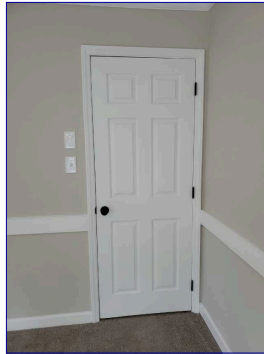
- Egress:
- Egress restricted: No





# Bedroom 1 (continued)

## 8. Door



## 9. Window(s)



Windows:

- Windows would not raise, recommend repair by qualified technician.

Observations:

- The window would not raise. Recommend repair by a qualified technician.



# Bedroom 2

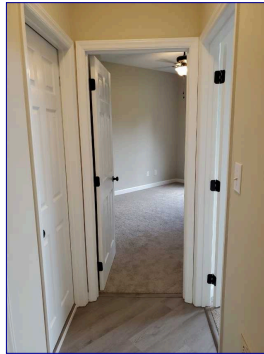
## 1. Location



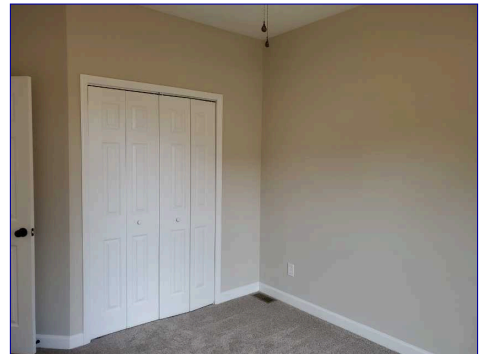
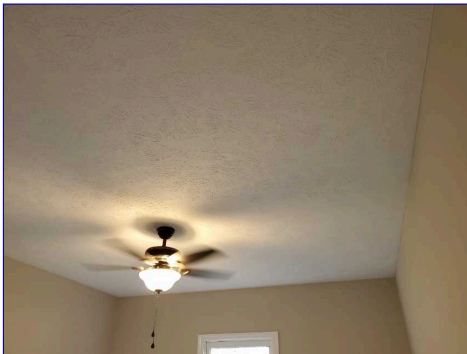
Location:

- First floor

# Bedroom 2 (continued)



## 2. Walls & Ceiling



## 3. Floor



# Bedroom 2 (continued)

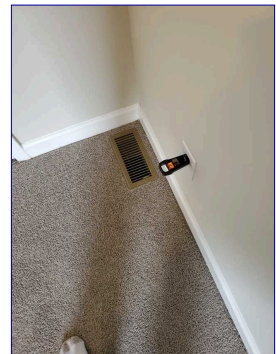
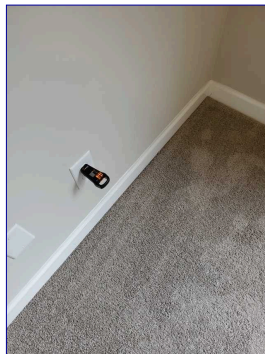
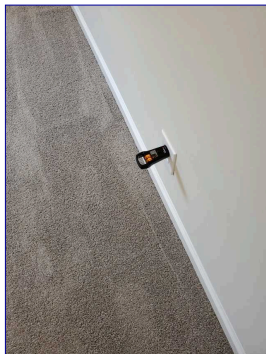
## 4. Ceiling Fan



## 5. Electrical



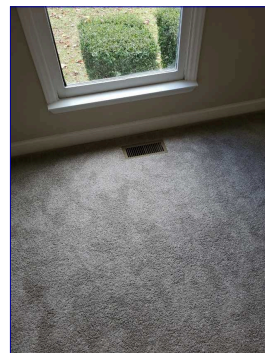
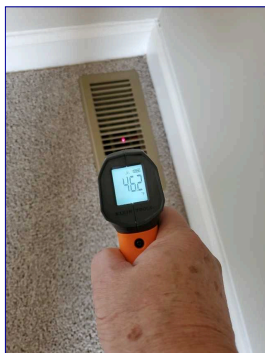
- Electrical:
- Switches operable: Yes
  - Receptacles operable: Yes



## 6. Heating Source Present



- Heating Source:
- Yes



## Bedroom 2 (continued)

### 7. Bedroom Egress



Egress:

- Egress restricted: Yes

Observations:

- The bedroom egress is restricted in bedroom 2, which is a safety concern. Recommend repair by qualified technician.



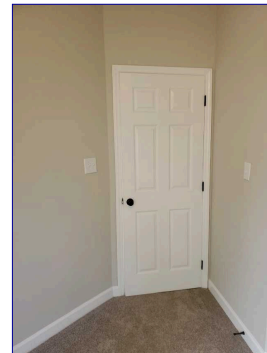
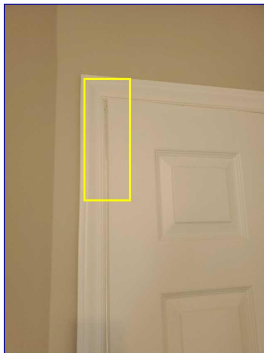
The bedroom egress is restricted in bedroom 2, which is a safety concern. Recommend a licensed contractor repair.

### 8. Door



Observations:

- The bedroom door would not latch. Recommend a professional contractor repair as needed.



The bedroom door would not latch. Recommend a professional contractor repair as needed.

# Bedroom 2 (continued)

## 9. Window(s)

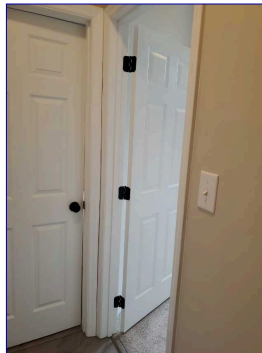


# Bedroom 3

## 1. Location



Location:  
• First floor



# Bedroom 3 (continued)

## 2. Walls & Ceiling

Satisfactory 



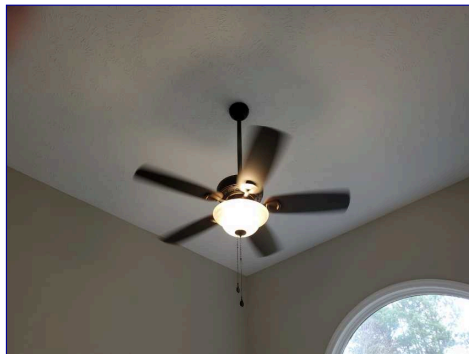
## 3. Floor

Satisfactory 



## 4. Ceiling Fan

Satisfactory 

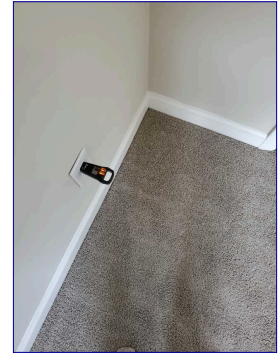
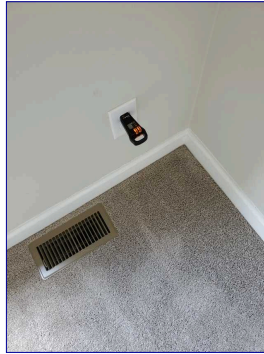
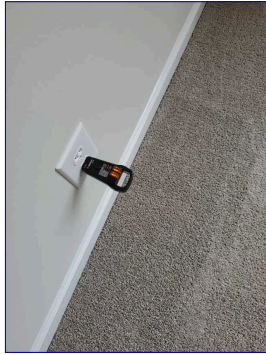


# Bedroom 3 (continued)

## 5. Electrical



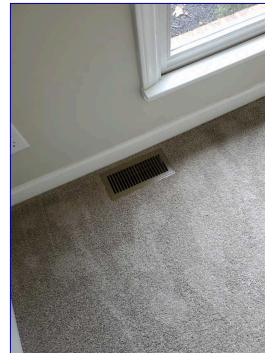
- Electrical:
- Switches operable: Yes
  - Receptacles operable: Yes



## 6. Heating Source Present



- Heating Source:
- Yes



## 7. Bedroom Egress

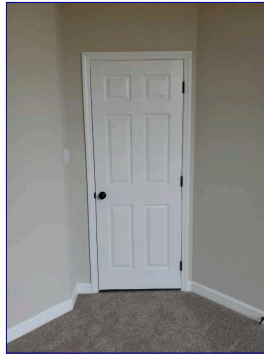


- Egress:
- Egress restricted: Yes
- Observations:
- The bedroom egress is restricted in bedroom 3, which is a safety concern. Recommend repair by a qualified technician.



# Bedroom 3 (continued)

## 8. Door



## 9. Window(s)



# Fireplace

## 1. Location



Location:  
• Living room



# Fireplace (continued)



## 2. Type



Type:  
• Gas



## 3. Material



Material:  
• Metal insert

## 4. Miscellaneous



Miscellaneous:  
• There was a blower built in which is not operable  
• The damper was operable  
• The hearth extension was adequate



# Fireplace (continued)

## 5. Mantel



Materials:  
• Secure



## 6. Fireplace



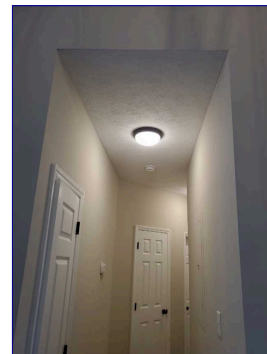
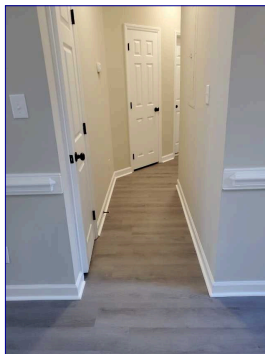
Fireplace:  
• Recommend having flue cleaned and re-examined

# Stairs, Steps, Hallways

## 1. Stairs, Steps, Hallways



Observations:  
• The Hallway View

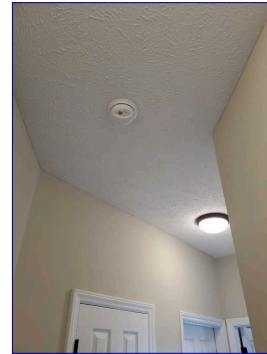


# Smoke/Carbon Monoxide Detectors

## 1. Smoke/Carbon Monoxide Detectors



- Materials:
- Smoke detectors are operable

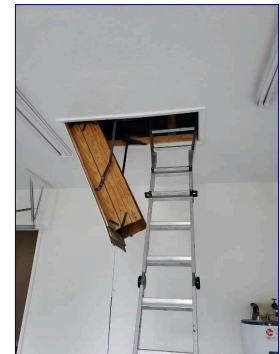
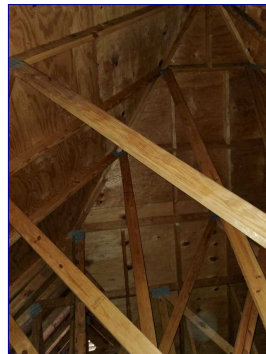
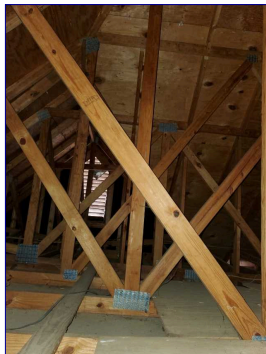
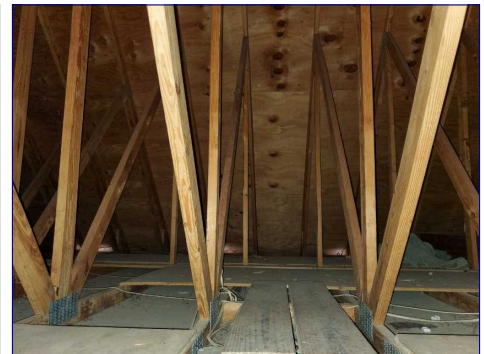
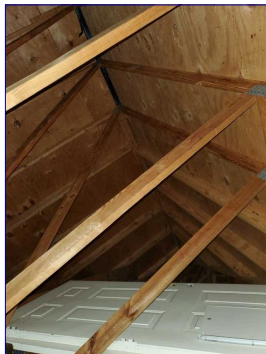


# Attic/Structure/Framing/Insulation

## 1. Access to Attic/Inspected From/Location



- Access Inspected From:
- Access: Pulldown
  - Inspected from: Access panel
  - Location: Garage



# Attic/Structure/Framing/Insulation (continued)

## 2. Flooring

Flooring:  
• Partial

## 3. Insulation

Insulation:  
• Batts



## 4. Insulation Installed In

Insulation Installed In:  
• Between ceiling joists



## 5. Vapor Barriers

Vapor Barrier:  
• Not visible



## 6. Ventilation

Ventilation:  
• Ventilation appears adequate



## 7. Fans exhaust to

Fans Exhaust To:  
• Fans exhaust outside: No  
• Not visible



## 8. HVAC Duct



## 9. Chimney Chase

Chimney Chase:  
• Not visible



## 10. Structural problems observed

Structural Problems:  
• No



# Attic/Structure/Framing/Insulation (continued)

## 11. Roof Structure



Roof Structure:

- Trusses
- Wood

## 12. Ceiling joists

Ceiling Joists:

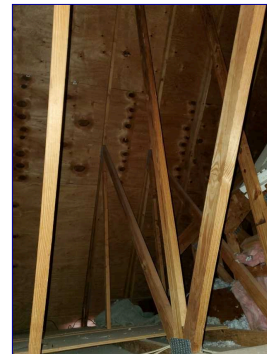
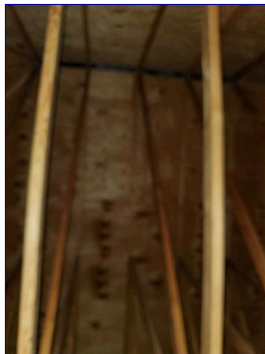
- Wood

## 13. Sheathing



Sheathing:

- Plywood



## 14. Evidence of condensation/moisture/leaking



Condensation/Moisture/Leaking:

- Evidence of condensation: No
- Evidence of moisture: No
- Evidence of leaking: No

## 15. Firewall between units



## 16. Electrical



Electrical:

- No apparent defects

## 17. Attic/Structure/Framing/Insulation: Other



# Crawl Space

## 1. The Crawl Space



- Observations:
- The crawl space

## 2. Access



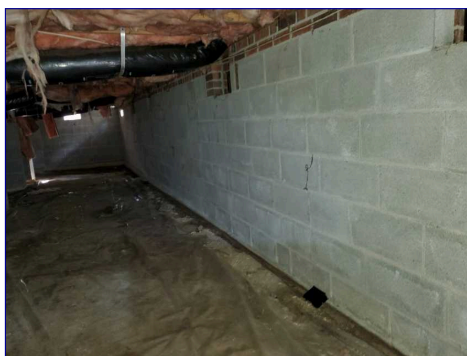
- Materials:
- Full Crawlspace
  - Conditioned: No



## 3. Foundation Walls



- Materials:
- Concrete block
- Observations:
- Moisture stains present in the crawl space. Monitor and consult a licensed professional as needed.
  - There is efflorescence on the foundation walls. Recommend monitoring and consulting a licensed contractor to repair as needed.



## Crawl Space (continued)



### 4. Floor

Materials:

- Dirt



Condition:

- Vapor barrier present, but in marginal condition. Recommend replacing by qualified technician.

Observations:

- The crawlspace floor was wet in one or more areas with no standing water present in the crawlspace.

Recommend a licensed contractor install a drain system and plastic vapor barrier to help protect the foundation walls and prevent moisture damage.



### 5. Seismic Bolts

Seismic Bolts:

- None visible



# Crawl Space (continued)

## 6. Drainage



Drainage:

- Sump pump: No
- Standing water: Yes, but this looked to be caused by HVAC unit.

Observations:

- There are areas of moisture on the crawlspace floor. Recommend a licensed contractor evaluate and repair as needed.

## 7. Ventilation



Ventilation:

- Location: Wall vents

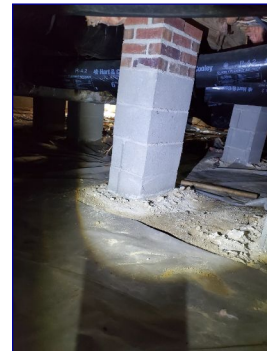


## 8. Girders/Beams/Columns



Materials:

- Masonry



## 9. Joists



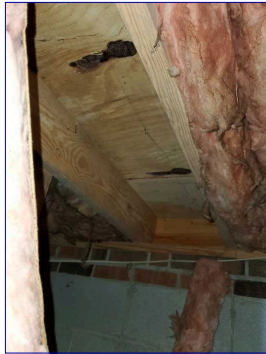
Materials:

- Wood
- 2x8



# Crawl Space (continued)

## 10. Subfloor



## 11. Electrical



## 12. Insulation



- Materials:
- Fiberglass
- Location:
- Between ceiling joists
- Observations:

• Insulation between joists in crawlspace was falling in several places. Recommend repair or replace by qualified technician.



# Crawl Space (continued)

## 13. Vapor Barrier



Vapor Barrier:

- Plastic

Observations:

• Vapor barrier in crawlspace is not adequate. Overlap is improper. Much of the Vapor barrier is worn-out. Recommend replacing by qualified technician.



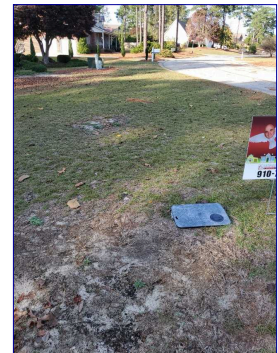
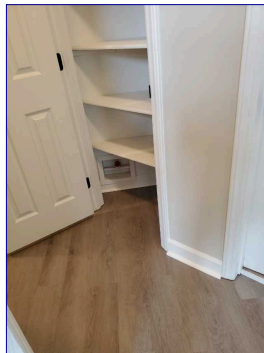
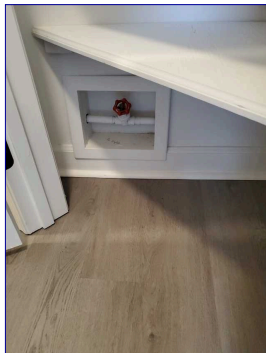
# Plumbing

## 1. Main Shut-off Location



Location:

- Outside at the curbside
- In the utility room



## 2. Water Entry Piping



Type:

- Polybutylene Plastic

## 3. Lead Other Than Solder Joints

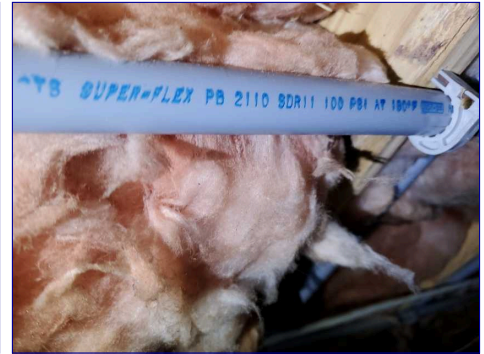
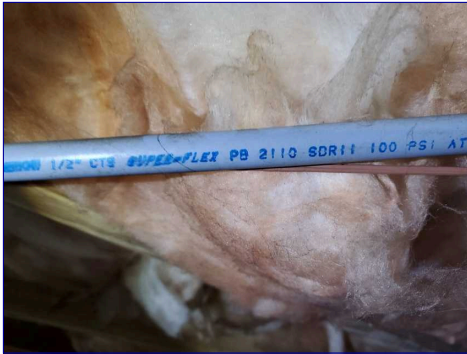


# Plumbing (continued)

## 4. Visible Water Distribution Piping



- Materials:
- Polybutylene Plastic



## 5. Flow



## 6. Pipes Supply/Drain



- Supply/Drain:
- Cross connection: No

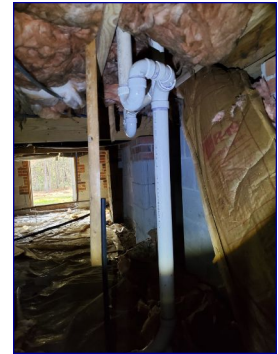
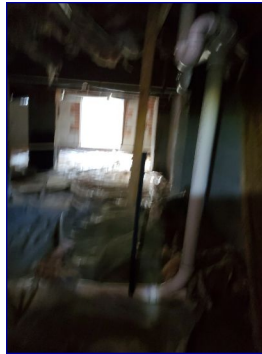


## 7. Drain/Waste/Vent Pipe



- Materials:
- **PVC**
- Support/Insulationn
- Plastic supports

# Plumbing (continued)



## 8. Traps - Proper P-Type/Drainage

N/A

## 9. Fuel Line

N/A

## 10. Main Fuel Shut-off Location

N/A

## 11. Well Pump

N/A

## 12. Sanitary/Grinder Pump

N/A

# Plumbing (continued)

## 13. Sump Pump



## 14. Water Softener



# Water Heater

## 1. Brand Name



Brand Name:  
• Brand: Rheem

## 2. Approximate Age



Materials:  
• 10-15+  
Observations:  
• The average life expectancy for a water heater is 8-12 years. Recommend budgeting for replacement.



## 3. Capacity



Capacity  
• 80 gallons

## 4. Fuel



Fuel:  
• Electric

# Water Heater (continued)



## 5. Combustion Air Venting Present



## 6. Seismic Restraints Needed

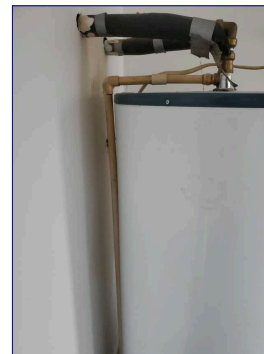


Seismic Restraints Needed:  
• No

## 7. Relief Valve



Relief Vave:  
• Relief valve installed  
• Extension proper: Yes



## 8. Vent Pipe



## 9. Comments



# Heating System

## 1. Brand



Brand:  
• Brand: Lennox

## 2. Energy Source/Warm Air System



• Electric  
• Central system

## 3. Heat Exchanger



Heat Exchanger:  
• N/A

## 4. Carbon Monoxide



Carbon Monoxide:  
• N/A

## 5. Combustion Air Venting Present



Combustion Air Venting:  
• N/A

## 6. Safety Controls



Safety Controls:  
• Disconnect: Yes  
• Normal operating and safety controls observed

## 7. Distribution



Distribution:  
• Insulated flex duct

## Heating System (continued)



### 8. Flue Piping



### 9. Filter



Filter:

- Standard

### 10. When Turned On By Thermostat

When Turned On:

- Proper operation: Not tested



### 11. Other



### 12. Operation

- System not operated due to: Exterior temperature



## Electric - Main Panel

### 1. Main Panel General

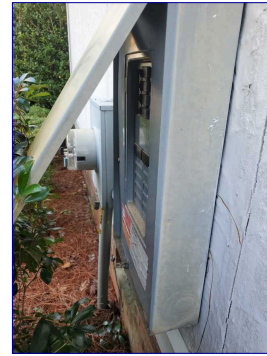


Photo:

- Panel NOT evaluated -- Could not remove panel cover



# Electric - Main Panel (continued)



## 2. Location

Location:

- Exterior wall



## 3. Adequate Clearance To Panel

Observations:

- There was insufficient clearance to the electrical panel. Recommend a clearance of 3 feet around the electric panel for added safety. Recommend removing items. Consult a professional contractor as needed.



There was insufficient clearance to the electrical panel. Recommend a clearance of 3 feet around the electric panel for added safety. Recommend removing items. Consult a professional contractor as needed.

## 4. Amperage/Voltage



## 5. Breakers/Fuses

- Breakers/Fuses: Breakers



# Electric - Main Panel (continued)



## 6. Appears Grounded

- Appears Grounded: Not visible



## 7. GFCI/AFCI Breaker



## 8. Main Wire

- Main Wire:
- Not visible



## 9. Branch Wire

- Type:
- Not visible



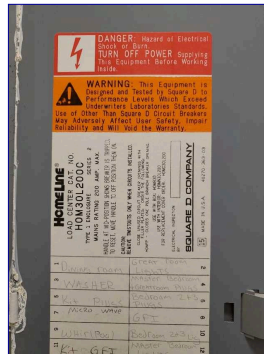
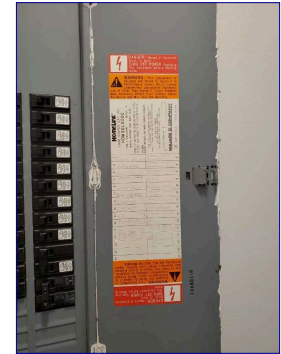
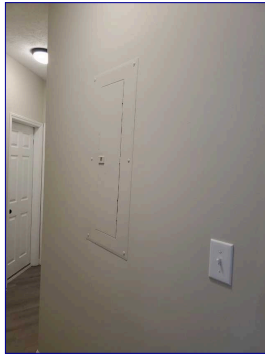
# Electric - Sub Panel

## 1. Location

- Location:
- Hallway



# Electric - Sub Panel (continued)



## 2. Adequate Clearance To Panel

- Adequate Clearance to Panel: Yes



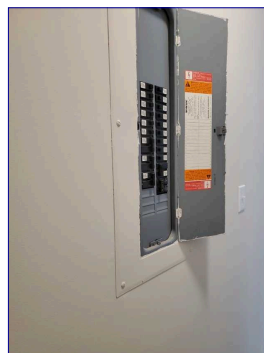
## 3. Breakers/Fuses

- Breakers/Fuses:
- Breakers



## 4. Appears Grounded

- Panel cover, (swad front) was not removed due to possible damage to wall.



# Electric - Sub Panel (continued)

## 5. GFCI/AFCI Breaker

- GFCI breaker installed: No
- AFCI breaker installed: No



## 6. Branch Wire

- Type:
- Not visible



# Cooling System - Interior

## 1. Cooling System: General



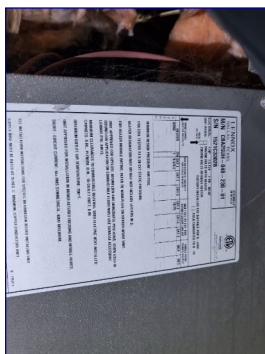
- General:
- Central System
  - Location: Crawlspace



## 2. Age



- Age:
- Age: 1-5+ years



# Cooling System - Interior (continued)

## 3. Evaporator Coil

Evaporator Coil:  
• Not visible



## 4. Condensate Line

Materials:  
• To exterior



## 5. Secondary Condensate Line

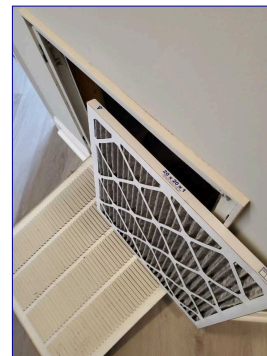
Secondary Condensate Line:  
• Present: No



Observations:

• There is no secondary condensate protection installed on the air conditioner evaporator coil drain. This is a common practice, however, we recommend a licensed HVAC contractor install a secondary protection switch to help prevent damage to the furnace in the event that the drain becomes clogged and overflows.

## 6. Differential



# Cooling System - Interior (continued)

## 7. Condition



Condition:

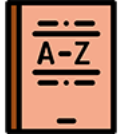
• Recommend HVAC technician examine/clean/service. Water was leaking in several places from under cabinet. Could be from clogged condensate drain line. Recommend additional inspection and repair by HVAC technician.

Observations:

• There was a lot of water on the ground in the crawlspace due to water leaking from unit. Recommend an HVAC contractor examine the air conditioner compressor and coils before closing.

Video





# Glossary

Term	Definition
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.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
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.