

Property Inspection Report



Woodpecker Home Inspections



Robert Wynn
Woodpecker Home Inspections

537 Lindsay
Inspection Prepared For: Pompilica Miller
Agent: John Powers - EXIT REALTY PREFERRED

Date of Inspection: 10/20/2022
Year Built: 41 Size: 1350
Weather: Partly 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	4-6
Overview	7
House Photos	7
Grounds	7-9
Roof	10-12
Exterior	13-17
Exterior A/C - Heat Pump 1	18
Garage/Carport	18-22
Living Room	23-24
Kitchen	25-27
Laundry Room	28
Bathroom 1	29-32
Bathroom 2	33-35
Bedroom 1	36-38
Bedroom 2	39-40
Bedroom 3	41-43
Stairs, Steps, Hallways	44
Smoke/Carbon Monoxide Detectors	44
Attic/Structure/Framing/Insulation	45-47
Crawl Space	48-50
Plumbing	51-52
Water Heater	53-54

Heating System	55-56
Electric - Main Panel	57-58
Cooling System - Interior	59-61
Glossary	62



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.

Grounds		
Page 7 Item: 2	Driveway/Parking	<ul style="list-style-type: none"> • There are uneven slabs at the driveway, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed. • The driveway is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a professional contractor as needed.
Page 8 Item: 4	Steps/Stoop	<ul style="list-style-type: none"> • There is at least one loose railing on the exterior steps, which is a potential safety hazard. Recommend a licensed contractor repair or replace the damaged railings.
Page 9 Item: 6	Deck/Balcony	<ul style="list-style-type: none"> • The rear deck is considered to be in poor condition and needs extensive repairs or replacement, which is a safety hazard. Recommend a licensed contractor evaluation and repair or replacement prior to use. • There is damaged wood on the deck. Recommend repair or replacement by a professional contractor.
Page 9 Item: 7	Deck/Porch/Patio Covers	<ul style="list-style-type: none"> • The Deck/Patio Cover Is improperly attached to the fascia, which is a safety concern. Recommend licensed contractor repair.
Page 10 Item: 11	Hose Bibs	<ul style="list-style-type: none"> • At least one hose bib is not equipped with an anti-siphon device. A possible cross-contamination can occur, which is a potential safety concern. A licensed plumber should install an anti-siphon/vacuum breaker.
Roof		
Page 12 Item: 7	Condition of Roof Covering	<ul style="list-style-type: none"> • The roof over the rear deck was in poor condition and will need repair or replacement by a professional roofer soon.
Exterior		
Page 13 Item: 2	Gutters	<ul style="list-style-type: none"> • 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.
Page 14 Item: 3	Siding	<ul style="list-style-type: none"> • The brick and mortar siding was cracked or missing and needs maintenance repairs, which may allow moisture damage over time. Recommend a licensed contractor repair.
Page 14 Item: 4	Trim	<ul style="list-style-type: none"> • Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor.
Page 17 Item: 15	Exterior Doors	<ul style="list-style-type: none"> • Double cylinder deadbolt exists on at least one exterior door (keyed inside and outside). This is a potential safety hazard. Recommend replacing with non-keyed locks. • The patio door does not slide easily. Recommend a professional contractor repair. • The entry doorjamb was busted and damaged and does not fasten the door securely. Recommend a professional contractor repair or replace the doorjamb as needed.
Garage/Carport		
Page 19 Item: 4	Roofing	<ul style="list-style-type: none"> • The roof was in poor condition and will need repair or replacement by a professional roofer soon.

Page 20 Item: 6	Siding	<ul style="list-style-type: none"> The siding had some damage, recommend a licensed contractor repair/replace damaged sections.
Page 21 Item: 9	Floor	<ul style="list-style-type: none"> The garage had a stair case going to the loft of the garage. The stairs were missing railings and balusters. This is a safety hazard. Recommend adding railing by a qualified technician.
Kitchen		
Page 27 Item: 9	Appliances	<ul style="list-style-type: none"> There are no GFCI receptacles installed in the kitchen, which is a safety concern. Recommend a licensed electrician install GFCI receptacles. There is at least one receptacle in the kitchen with reverse polarity, which is a safety concern. Recommend a licensed electrician repair.
Laundry Room		
Page 29 Item: 7	Electrical	<ul style="list-style-type: none"> 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.
Bathroom 1		
Page 30 Item: 2	Sinks	<ul style="list-style-type: none"> Pipes are leaking in the bathroom 1. Recommend repair or replacement by a licensed plumber.
Page 30 Item: 4	Showers	<ul style="list-style-type: none"> The showerhead is leaking. Recommend a licensed plumber replace as needed.
Page 31 Item: 5	Toilet	<ul style="list-style-type: none"> Toilet would not flush. Water was turned off. Supply line to tank leaked.
Page 32 Item: 13	Receptacles	<ul style="list-style-type: none"> Bathroom 1 is missing a GFCI, which is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles. (Recommended since 1975)
Bathroom 2		
Page 33 Item: 2	Sinks	<ul style="list-style-type: none"> Pipes are leaking in the bathroom 2. Recommend repair or replacement by a licensed plumber. The drain is leaking in the bathroom 2. Recommend a licensed plumber repair or replace.
Page 35 Item: 13	Receptacles	<ul style="list-style-type: none"> Bathroom 2 is missing a GFCI, which is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles. (Recommended since 1975)
Bedroom 1		
Page 38 Item: 7	Bedroom Egress	<ul style="list-style-type: none"> The bedroom egress is restricted in bedroom 1, which is a safety concern. Recommend a licensed contractor repair.
Smoke/Carbon Monoxide Detectors		
Page 44 Item: 1	Smoke/Carbon Monoxide Detectors	<ul style="list-style-type: none"> No carbon monoxide alarms were noticed during the inspection, which is a safety hazard. Recommend installing carbon monoxide alarms per the manufacturer's specifications. At least one smoke alarm was inoperable, which is a safety concern. Recommend repairing or replacing the alarm(s) as needed.
Attic/Structure/Framing/Insulation		
Page 46 Item: 6	Ventilation	<ul style="list-style-type: none"> The soffit vents, as viewed from the attic, are missing baffles. Recommend a professional contractor install baffles at the eaves for proper ventilation. Recommend additional ventilation in the attic space. Calculating the attic ventilation is out of scope for a home inspection; however, there were visible deficiencies. Recommend a licensed contractor add additional ventilation.
Page 46 Item: 7	Fans exhaust to	<ul style="list-style-type: none"> Bathroom vents terminate in the attic. Recommend extending bathroom vents in the attic to the exterior.

Page 48 Item: 16	Electrical	<ul style="list-style-type: none"> • There is canned lighting noticed in the attic. No determination can be made as to the proper type of light to be in contact with insulation, which is a safety concern. Recommend a licensed electrician evaluate and repair as needed.
Crawl Space		
Page 50 Item: 13	Vapor Barrier	<ul style="list-style-type: none"> • The vapor barrier is missing or damaged on the crawlspace floor. The vapor barrier is used to prevent ground moisture from moving up and into the living area of the home. Recommend a licensed contractor install a proper vapor barrier.
Plumbing		
Page 52 Item: 7	Drain/Waste/Vent Pipe	<ul style="list-style-type: none"> • Plastic drain piping, as seen in the crawlspace, was leaking. Recommend repair or replace by a qualified plumber.
Cooling System - Interior		
Page 59 Item: 2	Age	<ul style="list-style-type: none"> • The average life expectancy for an air conditioning system is 8-15years. Recommend budgeting for repairs and/or replacement.
Page 59 Item: 5	Secondary Condensate Line	<ul style="list-style-type: none"> • 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.
Page 59 Item: 6	Differential	<ul style="list-style-type: none"> • The air conditioner temperature differential was lower than normal operating standards. The system was not operating as designed. Recommend a licensed HVAC contractor evaluation and cleaning service.
Page 60 Item: 7	Condition	<ul style="list-style-type: none"> • The refrigerant line has missing insulation. Recommend installing insulation. • 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.

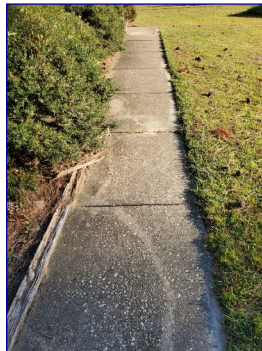
House Photos

Grounds

1. Service Walks



- Materials
- Concrete



2. Driveway/Parking



- Materials:
- Concrete
- Condition:
- Settling cracks
 - Trip hazard
- Observations:

- There are uneven slabs at the driveway, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed.
- The driveway is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a professional contractor as needed.

Grounds (continued)



3. Porch



- Materials:
- Concrete
- Condition:
- Railings loose

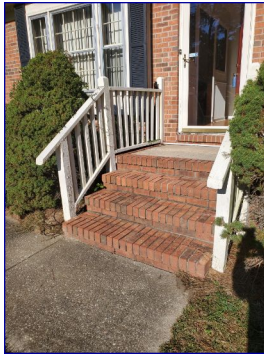
4. Steps/Stoop



- Materials:
- Concrete
- Condition:
- Safety hazard
- Observations:

• There is at least one loose railing on the exterior steps, which is a potential safety hazard. Recommend a licensed contractor repair or replace the damaged railings.

Grounds (continued)



5. Patio

N/A

6. Deck/Balcony

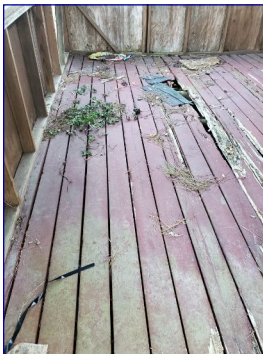
Safety

Materials:

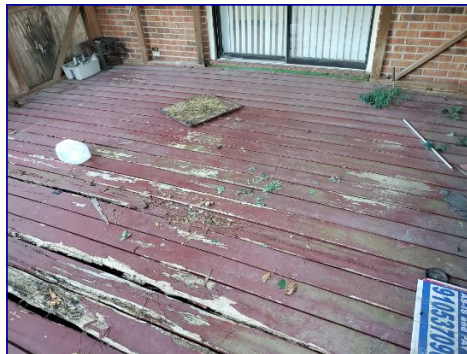
- Wood

Observations:

- The rear deck is considered to be in poor condition and needs extensive repairs or replacement, which is a safety hazard. Recommend a licensed contractor evaluation and repair or replacement prior to use.
- There is damaged wood on the deck. Recommend repair or replacement by a professional contractor.



Deck floor is rotted



Deck floor is rotted



Deck floor is rotted

7. Deck/Porch/Patio Covers

Safety

Condition:

- Earth to wood contact
- Recommend: Improper attachment to house

Observations:

- The Deck/Patio Cover Is improperly attached to the fascia, which is a safety concern. Recommend licensed contractor repair.

8. Fence/Wall

N/A

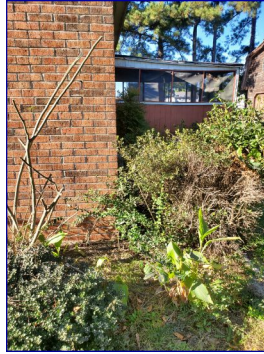
9. Landscape Affecting Foundation

Marginal

Observations:

- There is vegetation in contact with the house. Recommend trimming trees/vegetation, so it doesn't come into contact with the home.

Grounds (continued)



10. Retaining Wall



11. Hose Bibs



Hose Bibs:

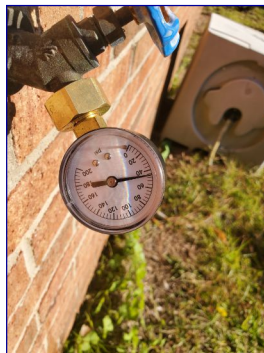
- Yes, operable

Condition:

- Recommend anti-siphon valve

Observations:

- At least one hose bib is not equipped with an anti-siphon device. A possible cross-contamination can occur, which is a potential safety concern. A licensed plumber should install an anti-siphon/vacuum breaker.



Roof

1. Roof View



2. Roof General: Visibility

- Visibility:
- All
- Inspected From:
- Ladder at eaves

3. Roof Style: Type/Style

- Type/Style:
- Asphalt Shingle
 - Roll Asphalt
 - Gable
 - Flat
- Layers/Age/Location:
- Layers 1+

4. Ventilation System



- Type:
- Soffit
 - Gable



5. Flashing



- Materials:
- Galv/Alum

Roof (continued)



6. Valleys

N/A

7. Condition of Roof Covering

Observations:



• The roof over the rear deck was in poor condition and will need repair or replacement by a professional roofer soon.



Roof over cover deck.

Roof (continued)



8. Skylights



9. Vents



Observations:
• The Roof Vent(s)



Exterior

1. Chimney Chase



2. Gutters

Observations:



• 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.

Exterior (continued)

3. Siding



Materials:

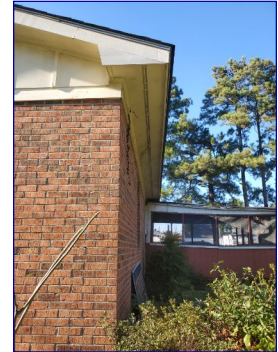
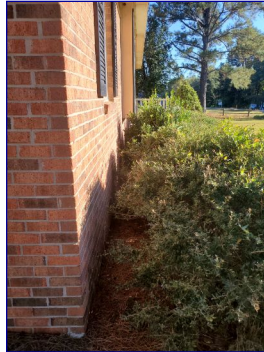
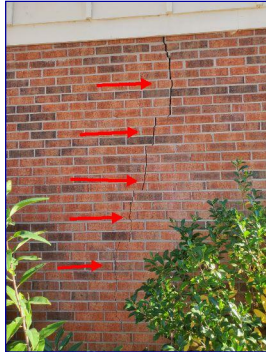
- Block/Brick

Condition:

- Typical cracks: cracks are larger than 1/4" and should be evaluated by qualified contractor to make sure no additional settlement damage exists.

Observations:

- The brick and mortar siding was cracked or missing and needs maintenance repairs, which may allow moisture damage over time. Recommend a licensed contractor repair.



4. Trim



Materials:

- Wood

Observations:

- Some of the trim was damaged. Recommend repair or replacement of damaged exterior trim by a licensed contractor.

Exterior (continued)



5. Soffit

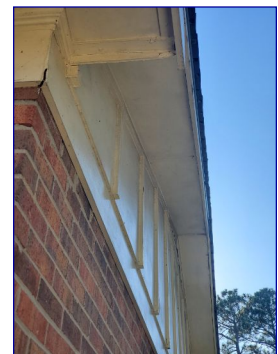
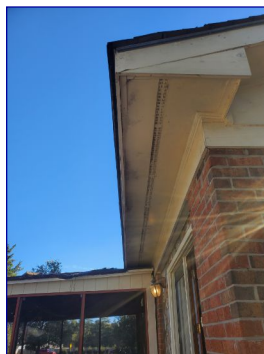


Materials:

- Wood

Observations:

- The soffit needed routine painting maintenance. Recommend a professional painter repair/paint as needed.



6. Fascia



Materials:

- Wood

Observations:

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

7. Flashing



Materials:

- Aluminum/Steel

Exterior (continued)

8. Caulking



Condition:

- Caulking dried/cracked

Observations:

- Recommend caulking around windows, doors, corners, and utility penetrations to prevent moisture and pest intrusion.



9. Windows/Screens



Materials:

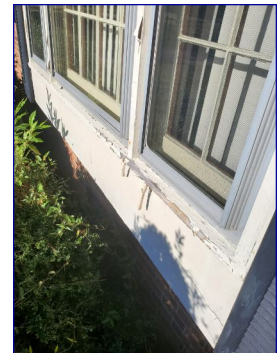
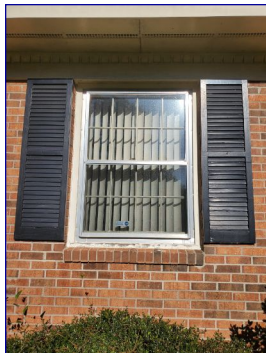
- Aluminum/Vinyl clad

Condition:

- Screens: Torn

Observations:

- Some window screens are torn, damaged, or missing. Repair as needed.



10. Storm Windows



Materials:

- Metal

Exterior (continued)

11. Slab-On-Grade Foundation

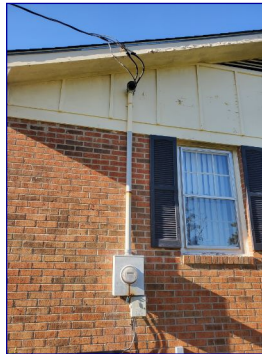


Materials/Condition:
• Concrete block

12. Service Entry



Location:
• Overhead



13. Exterior Receptacles



Receptacles/Condition:
• Exterior receptacles: No

14. Building Exterior Wall Construction



Materials:
• Not Visible
Observations:
• ---No noticeable defects

15. Exterior Doors

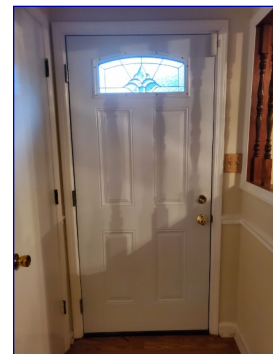
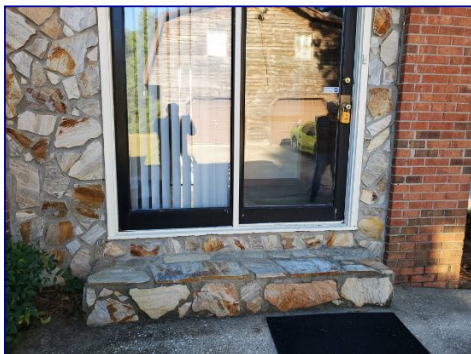
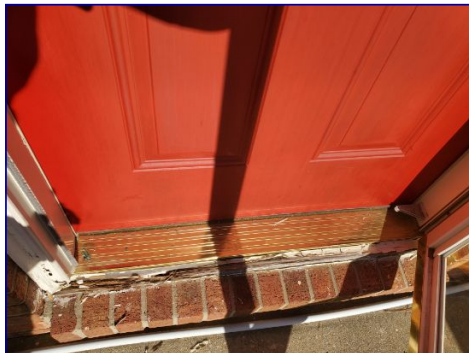
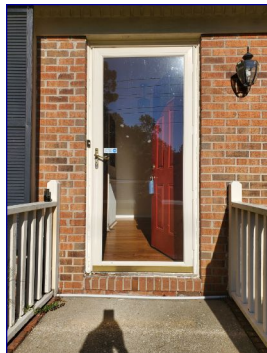


• Main entrance door condition: Satisfactory
• Patio door condition: Poor
• Rear door condition: Poor

Observations:

- Double cylinder deadbolt exists on at least one exterior door (keyed inside and outside). This is a potential safety hazard. Recommend replacing with non-keyed locks.
- The patio door does not slide easily. Recommend a professional contractor repair.
- The entry doorjamb was busted and damaged and does not fasten the door securely. Recommend a professional contractor repair or replace the doorjamb as needed.

Exterior (continued)



Exterior A/C - Heat Pump 1

1. Exterior A/C - Heat Pump 1



Garage/Carport

1. Type



- Type:
- Detached
 - 2-Car

Garage/Carport (continued)



No railing on stairs, safety hazard



2. Automatic Opener

N/A

3. Safety Reverse

N/A

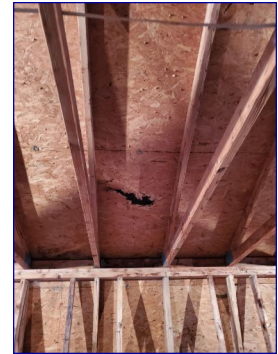
4. Roofing



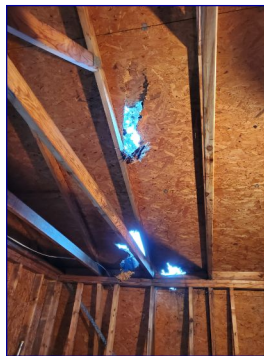
Materials:
• Asphalt shingle
Observations:

• The roof was in poor condition and will need repair or replacement by a professional roofer soon.

Garage/Carport (continued)



Damaged roof on garage



Damaged roof on garage

5. Gutters



Observations:

- The garage has no gutters installed. Recommend a licensed roofer install gutters and/or downspouts to drain water away from the foundation properly.

6. Siding



Materials:

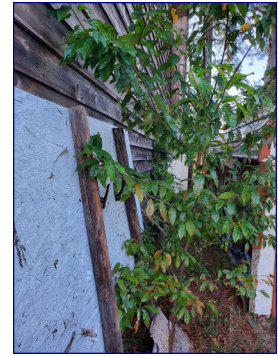
- Wood

Observations:

- The siding had some damage, recommend a licensed contractor repair/replace damaged sections.



Garage/Carport (continued)



7. Trim



Materials:

- Wood

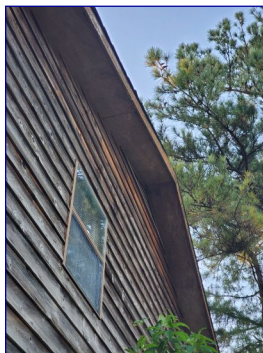
Observations:

- The garage exterior trim needed routine painting maintenance. Recommend a professional painter repair/paint the exterior trim.



Delaminated soffit

8. Window



9. Floor



Materials:

- Concrete

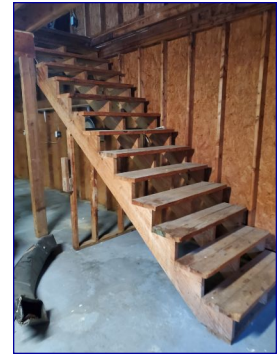
Observations:

- The garage floor was covered with stored items. The floor could not be completely inspected. Monitor and repair as needed.
- The garage had a stair case going to the loft of the garage. The stairs were missing railings and balusters. This is a safety hazard. Recommend adding railing by a qualified technician.

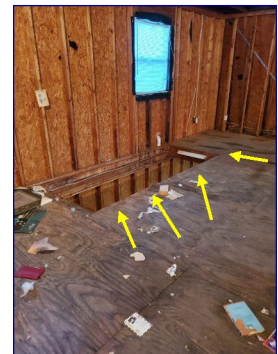
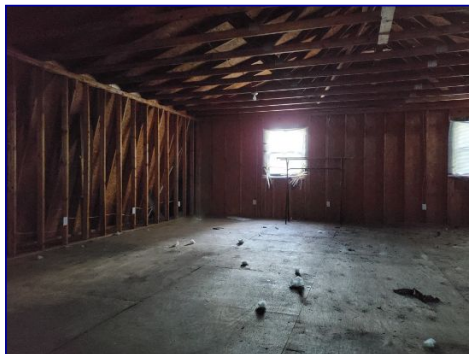
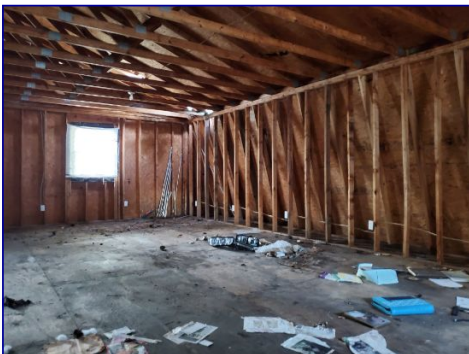
Garage/Carport (continued)



No railing on stairs, safety hazard



No railing on stairs, safety hazard



No railing around stairs upstairs. This is a safety hazard

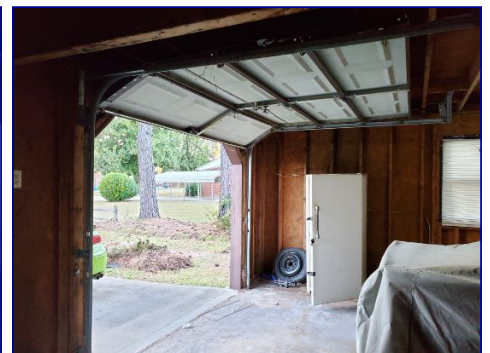
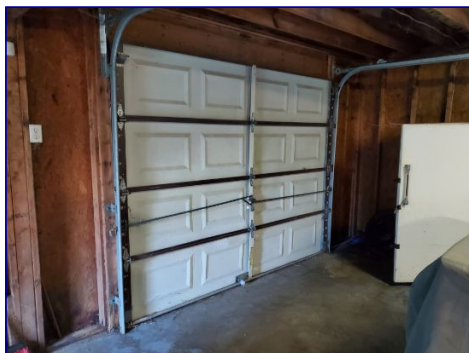
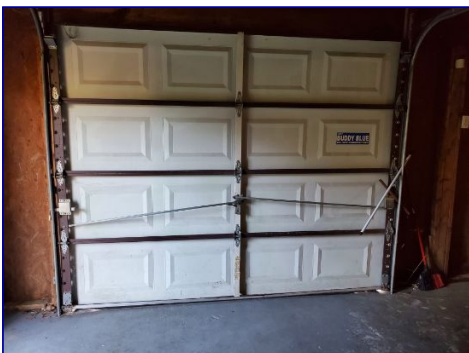
10. Sill Plates

N/A

11. Overhead Door(s)

Materials:
• Metal

Marginal



Door was locked with pad lock, could not raise door to check operation.

12. Exterior Service Door

N/A

Garage/Carport (continued)

13. Electrical Receptacles



• Electrical receptacles, operable: Yes

Observations:

• **GFCI** receptacles are not installed in the garage. This 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.

14. Fire Separation Walls & Ceiling



Living Room

1. Location



Location:

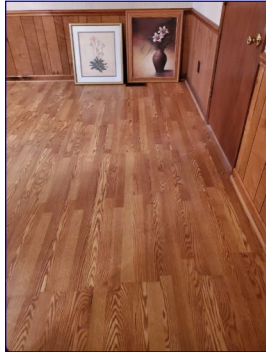
• First floor

2. Walls & Ceiling



Living Room (continued)

3. Floor



4. Ceiling Fan

Observations:

- The ceiling fans were making noise when operating. Repair or replace as needed.



Operated but made noise



Operated but made noise

5. Electrical

- Switches, operable: Yes
- Receptacles, operable: Yes



6. Heating Source

- Heating source present: Yes



Living Room (continued)

7. Doors



Door going out to laundry room.

8. Windows



Observations:

- One or more window springs are broken or would raise. Recommend a professional contractor repair.



Window would not stay in up position.



Window would not raise

9. Other



Kitchen

1. Kitchen Photo



2. Countertops



Kitchen (continued)

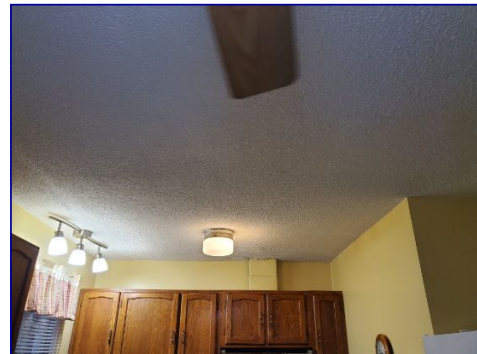
3. Cabinets



4. Plumbing



5. Walls & Ceiling



6. Windows



Kitchen (continued)

7. Heating/Cooling Source

- Heating source: Yes



8. Floor



9. Appliances



Appliances:

- GFCI Installed: No
- Recommend GFCI receptacles: Yes
- Open ground/Reverse polarity: Yes

Observations:

• There is no tip guard installed at the oven, which is a safety concern. Recommend a professional contractor install a tip guard.

• There are no GFCI receptacles installed in the kitchen, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.

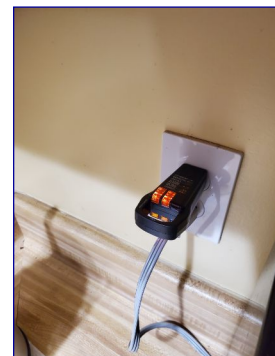
• There is at least one receptacle in the kitchen with reverse polarity, which is a safety concern. Recommend a licensed electrician repair.



Electrical receptacle showed reverse polarity. Left of sink.



Electrical receptacle showed reverse polarity. Left of sink.



Not GFCI

Laundry Room

1. Doors/Walls/Ceiling



2. Window



3. Laundry Sink



4. Heat Source Present



Heat Source Present:
• Yes

5. Room Vented



Room Vented:
• Yes

6. Dryer Vented



Dryer Vented:
• Floor



Laundry Room (continued)

7. Electrical



Electrical:

- GFCI present: No

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.



8. Appliances

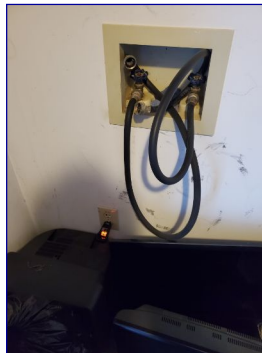


9. Washer Hook-up Lines



Washer Hook-up Lines:

- Satisfactory



10. Gas Shut-off Valve



Bathroom 1

1. Location



Location:

- Master bath
- First floor bath

Bathroom 1 (continued)

2. Sinks



• Pipes leak: Yes

Observations:

• Pipes are leaking in the bathroom 1. Recommend repair or replacement by a licensed plumber.



3. Bathtubs



4. Showers



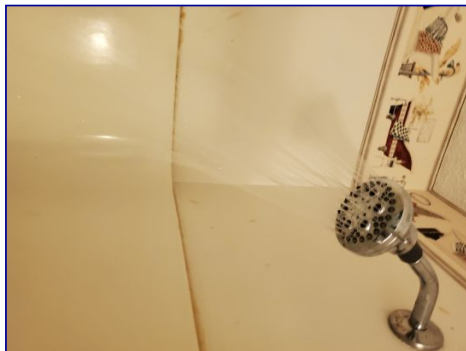
Showers:

• Faucet leaks: Yes

• Pipes leak: Not visible

Observations:

• The showerhead is leaking. Recommend a licensed plumber replace as needed.



Bathroom 1 (continued)

5. Toilet



• Operable: No

Observations:

• Toilet would not flush. Water was turned off. Supply line to tank leaked.



6. Whirlpool



7. Shower/Bathtub Area



8. Drainage



9. Water Flow



10. Moisture Stains Present

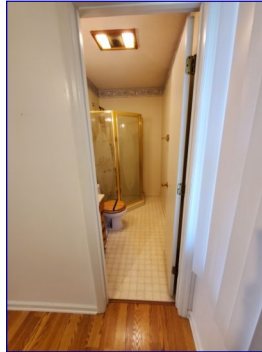


Moisture Stains:

• No

Bathroom 1 (continued)

11. Doors



12. Window



13. Receptacles



- Present: Yes
 - GFCI present: No
- Observations:

• Bathroom 1 is missing a GFCI, which is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles. (Recommended since 1975)



14. Heat Source Present



- Heat Source:
- Yes

15. Exhaust Fan



- Exhaust Fan:
- Yes

Bathroom 1 (continued)



Bathroom 2

1. Location



Location:
• First floor bath

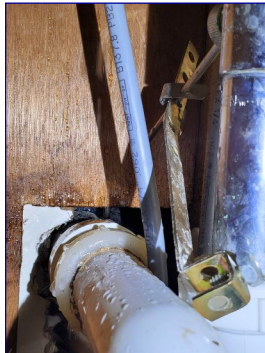
2. Sinks



• Faucet leaks: No
• Pipes leak: Yes

Observations:

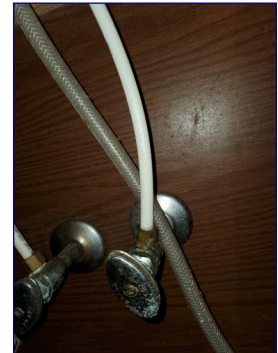
- Pipes are leaking in the bathroom 2. Recommend repair or replacement by a licensed plumber.
- The drain is leaking in the bathroom 2. Recommend a licensed plumber repair or replace.



Drain pipe leak



Water supply lines leaking



Water supply lines leaking

3. Bathtubs



• Faucet leak: No
• Pipes leak: Not visible

4. Showers

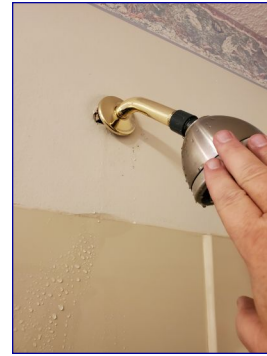


Showers:
• Faucet leaks: No
• Pipes leak: Not visible

Bathroom 2 (continued)



Shower head VERY loose.



Shower head VERY loose

5. Toilet



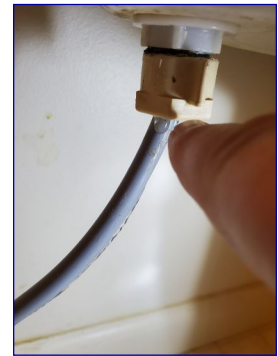
- Bowl loose: No
- Operable: Yes



Would not flush.



Toilet supply line leaking



Toilet supply line leaking

6. Whirlpool



7. Shower/Bathtub Area



- Shower/Bathtub Area:
- Fiberglass

8. Drainage



Bathroom 2 (continued)

9. Water Flow



10. Moisture Stains Present



Moisture Stains:
• No

11. Doors



12. Window



13. Receptacles



• Present: Yes
• GFCI present: No
Observations:

• Bathroom 2 is missing a GFCI, which is a safety concern. GFCI receptacles should be installed at all locations within six feet of water. Recommend a licensed electrician install GFCI receptacles. (Recommended since 1975)

Bathroom 2 (continued)



14. Heat Source Present



Heat Source:
• Yes

15. Exhaust Fan



Exhaust Fan:
• Yes
• Operable: Yes



Bedroom 1

1. Location



Location:
• First floor

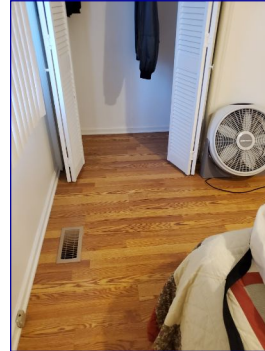
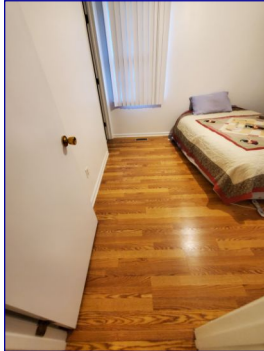


Bedroom 1 (continued)

2. Walls & Ceiling



3. Floor



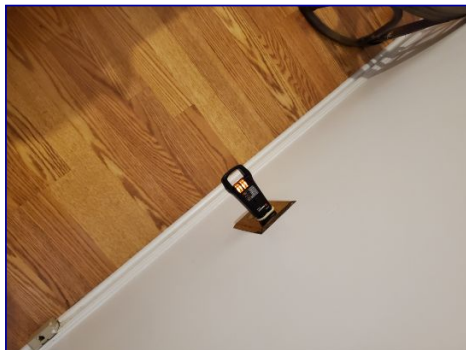
4. Ceiling Fan



5. Electrical



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



Bedroom 1 (continued)

6. Heating Source Present



Heating Source:
• Yes

7. Bedroom Egress



Egress:
• Egress restricted: Yes
Observations:

• The bedroom egress is restricted in bedroom 1, which is a safety concern. Recommend a licensed contractor repair.



Window would not open



Window would not open

8. Door



Bedroom 1 (continued)

9. Window(s)



Window would not open

Bedroom 2

1. Location



Location:
• First floor

2. Walls & Ceiling



Bedroom 2 (continued)

3. Floor



4. Ceiling Fan

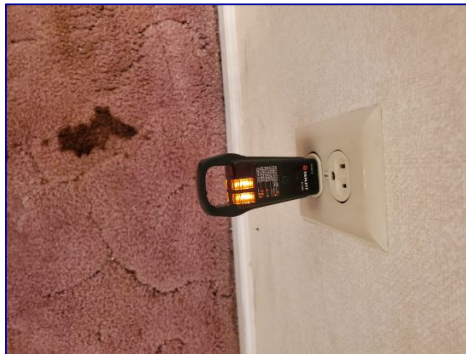


5. Electrical



Electrical:

- Switches operable: Yes
- Receptacles operable: Yes



6. Heating Source Present



Heating Source:

- Yes

7. Bedroom Egress



Egress:

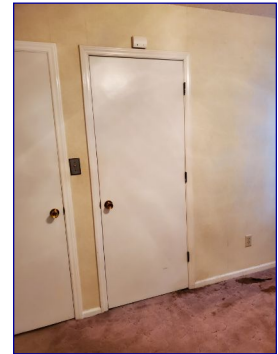
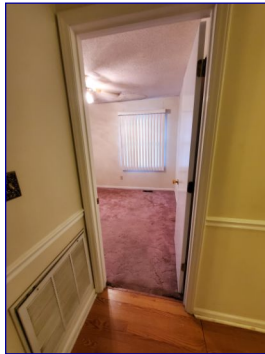
- Egress restricted: No, front window would open.

Bedroom 2 (continued)



Window would not open

8. Door



9. Window(s)



Bedroom 3

1. Location



Location:
• First floor

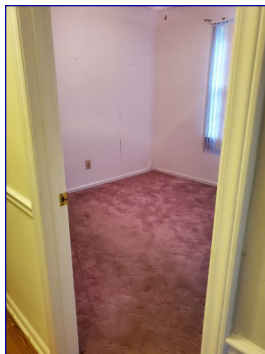
Bedroom 3 (continued)

2. Walls & Ceiling



Closet ceiling

3. Floor



Closet floor

4. Ceiling Fan



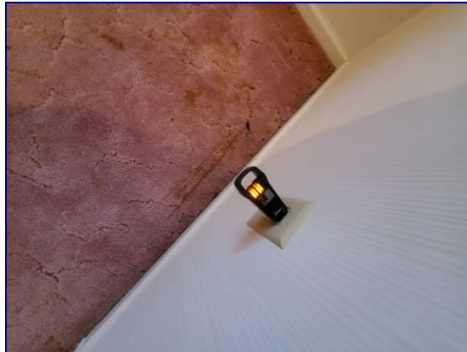
This looks to be what was remaining of a ceiling fan.

Bedroom 3 (continued)

5. Electrical



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



6. Heating Source Present



- Heating Source:
- Yes

7. Bedroom Egress

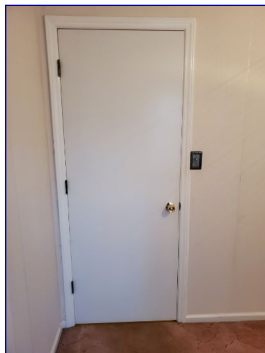


- Egress:
- Egress restricted: Yes



Window would not open

8. Door



Bedroom 3 (continued)

9. Window(s)

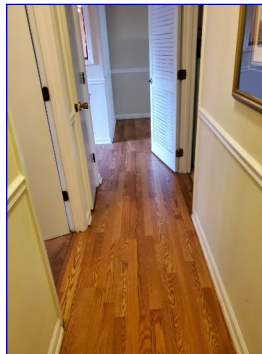
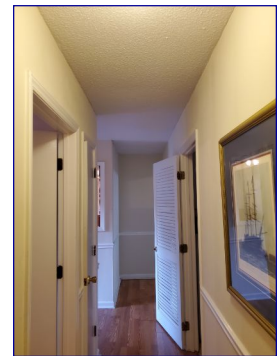
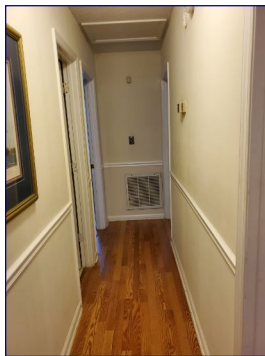


Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

Observations:

- The Hallway View



Smoke/Carbon Monoxide Detectors

1. Smoke/Carbon Monoxide Detectors



Materials:

- Smoke detectors are not operable

Observations:

- No carbon monoxide alarms were noticed during the inspection, which is a safety hazard. Recommend installing carbon monoxide alarms per the manufacturer's specifications.
- At least one smoke alarm was inoperable, which is a safety concern. Recommend repairing or replacing the alarm(s) as needed.

Smoke/Carbon Monoxide Detectors (continued)



Attic/Structure/Framing/Insulation

1. Access to Attic/Inspected From/Location



Access Inspected From:
• Access: Scuttle hole/Hatch

2. Flooring

Flooring:
• None

3. Insulation



Insulation:
• Fiberglass

4. Insulation Installed In



Insulation Installed In:
• Between ceiling joists



5. Vapor Barriers



Attic/Structure/Framing/Insulation (continued)

6. Ventilation



Ventilation:

- Recommend additional ventilation

Observations:

- The soffit vents, as viewed from the attic, are missing baffles. Recommend a professional contractor install baffles at the eaves for proper ventilation.
- Recommend additional ventilation in the attic space. Calculating the attic ventilation is out of scope for a home inspection; however, there were visible deficiencies. Recommend a licensed contractor add additional ventilation.



7. Fans exhaust to



Fans Exhaust To:

- Fans exhaust to the attic: Yes

Observations:

- Bathroom vents terminate in the attic. Recommend extending bathroom vents in the attic to the exterior.



Bath exhaust to outside.

8. HVAC Duct



9. Chimney Chase



10. Structural problems observed



Structural Problems:

- No

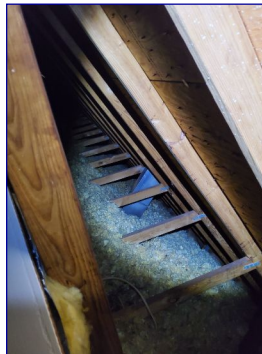
Attic/Structure/Framing/Insulation (continued)

11. Roof Structure

Roof Structure:
• Trusses



Possible moisture stains from previous roof leak



12. Ceiling joists

Ceiling Joists:
• Wood

13. Sheathing

Sheathing:
• Plywood



14. Evidence of condensation/moisture/leaking

Condensation/Moisture/Leaking:

• Evidence of condensation: No

Observations:

• There is staining and evidence of moisture on the roof sheathing as viewed from the attic. Possibly from a previous leak. There were no evidence of active leak..

15. Firewall between units



Attic/Structure/Framing/Insulation (continued)

16. Electrical



Electrical:

- No apparent defects

Observations:

- There is canned lighting noticed in the attic. No determination can be made as to the proper type of light to be in contact with insulation, which is a safety concern. Recommend a licensed electrician evaluate and repair as needed.

17. Attic/Structure/Framing/Insulation: Other



Crawl Space

1. The Crawl Space



2. Access



Materials:

- Full Crawlspace

3. Foundation Walls



Materials:

- Concrete block



Crawl Space (continued)

4. Floor



Materials:

- Dirt

Observations:

- The crawl space floor was dirt

5. Seismic Bolts



6. Drainage



Drainage:

- Evidence of moisture damage: No

7. Ventilation



Ventilation:

- Location: Wall vents

8. Girders/Beams/Columns



Materials:

- Wood



9. Joists



Materials:

- Wood
- ***2x6



Crawl Space (continued)

10. Subfloor



- Condition:
- Not visible

11. Electrical



12. Insulation



- Materials:
- Fiberglass
- Location:
- Between ceiling joists
- Observations:
- Insulation in the crawlspace is falling from between floor joist. This would allow moisture to reach subfloor. Recommend replacing or repair Insulation in crawlspace.



13. Vapor Barrier



- Vapor Barrier:
- Plastic
- Observations:
- The vapor barrier is missing or damaged on the crawlspace floor. The vapor barrier is used to prevent ground moisture from moving up and into the living area of the home. Recommend a licensed contractor install a proper vapor barrier.

Crawl Space (continued)

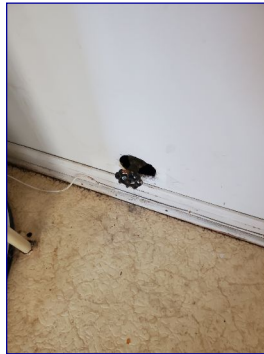


Plumbing

1. Main Shut-off Location



Location:
• In the utility room



This in closet with water heater

2. Water Entry Piping



Type:
• **PVC** Plastic

3. Lead Other Than Solder Joints



4. Visible Water Distribution Piping



Materials:
• Copper

5. Flow



Plumbing (continued)

6. Pipes Supply/Drain



7. Drain/Waste/Vent Pipe



Materials:

- PVC

Support/Insulationn

- Plastic supports

Observations:

• Sewer lines from the main sewer line to the home are not visible and therefore are not part of the home inspection. This Lateral sewer line is the homeowner's responsibility. Therefore we recommend a sewer line scope/camera inspection by a qualified contractor.

- Plastic drain piping, as seen in the crawlspace, was leaking. Recommend repair or replace by a qualified plumber.



Leak found on this drain pipe

8. Traps - Proper P-Type/Drainage



Conndition:

- Yes

9. Fuel Line



10. Main Fuel Shut-off Location



11. Well Pump



12. Sanitary/Grinder Pump



Plumbing (continued)

13. Sump Pump

N/A

14. Water Softener

N/A

Water Heater

1. Brand Name

Satisfactory

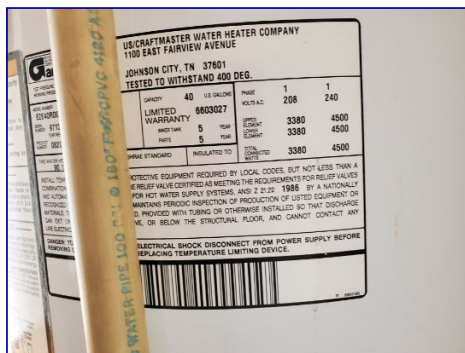
2. Approximate Age

Satisfactory

3. Capacity

Capacity
• 40 gallons

Satisfactory



4. Fuel

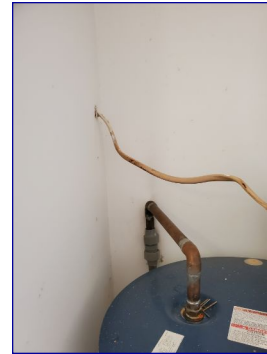
Fuel:
• Electric

Satisfactory

Water Heater (continued)



Power supply is electric



5. Combustion Air Venting Present

N/A

6. Seismic Restraints Needed

Seismic Restraints Needed:
• No

N/A

7. Relief Valve

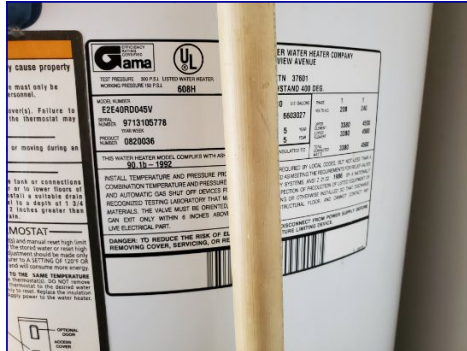


8. Vent Pipe

N/A

Water Heater (continued)

9. Comments



Heater info tag.

Heating System

1. Brand



2. Energy Source/Warm Air System

- Electric



3. Heat Exchanger



4. Carbon Monoxide



Heating System (continued)

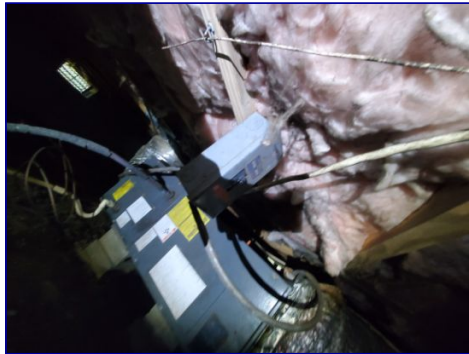
5. Combustion Air Venting Present

Combustion Air Venting:
• N/A



6. Safety Controls

Safety Controls:
• Disconnect: Yes



7. Distribution

Distribution:
• Insulated flex duct



8. Flue Piping



9. Filter

Filter:
• Standard
• Needs cleaning/replacement



Heating System (continued)



10. When Turned On By Thermostat

When Turned On:

- Proper operation: Yes



11. Other

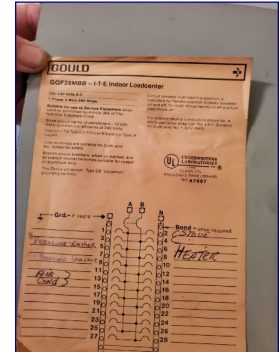
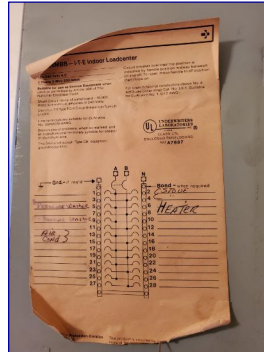


12. Operation



Electric - Main Panel

1. Main Panel General



2. Location



- Location:
- Exterior wall



Bedroom 2 outer wall

3. Adequate Clearance To Panel



- Adequate Clearance to Panel: Yes

4. Amperage/Voltage



- Amperage/Voltage:
- 120/240a

5. Breakers/Fuses



- Breakers/Fuses: Breakers

6. Appears Grounded



- Appears Grounded: Yes

Electric - Main Panel (continued)

7. GFCI/AFCI Breaker

- GFCI breaker installed: No



8. Main Wire



9. Branch Wire

- Type:
- Copper



Cooling System - Interior

1. Cooling System: General

- General:
- Central System



2. Age

Observations:

- The average life expectancy for an air conditioning system is 8-15years. Recommend budgeting for repairs and/or replacement.



3. Evaporator Coil

- Evaporator Coil:
- Not visible



4. Condensate Line

- Materials:
- To exterior



5. Secondary Condensate Line

Secondary Condensate Line:

- Needed: Yes

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.



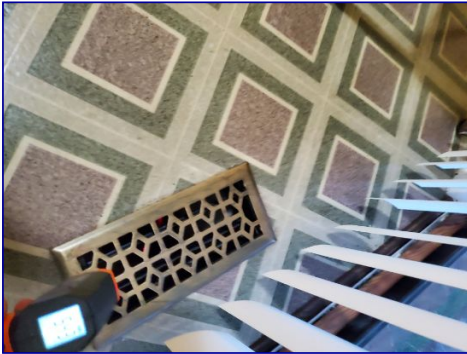
6. Differential

Observations:

- The air conditioner temperature differential was lower than normal operating standards. The system was not operating as designed. Recommend a licensed HVAC contractor evaluation and cleaning service.



Cooling System - Interior (continued)



7. Condition



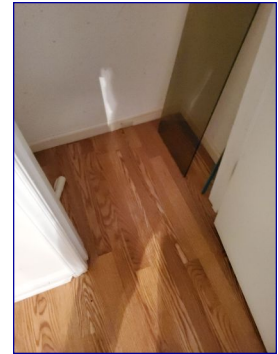
Condition:

- Recommend HVAC technician examine/clean/service

Observations:

- The refrigerant line has missing insulation. Recommend installing insulation.
- Recommend an HVAC contractor examine the air conditioner compressor and coils before closing.

Photos



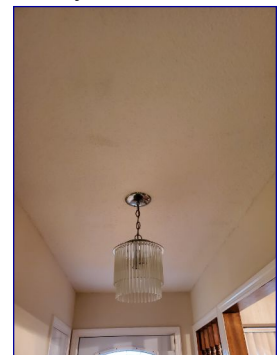
Foyer closet floor



Foyer closet ceiling

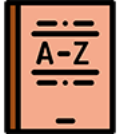


Foyer floor



Foyer ceiling; light did not operate.





Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.