

All Pro Home Inspection Services

Property Inspection Report



123 Fake Street, Somewhere, AL 35763
Inspection prepared for: SAMPLE REPORT
Real Estate Agent: -

Date of Inspection: 7/22/2019 Time: 9:00 AM
Age of Home: 2003 Size: 3776
Weather: Partly Cloudy Showers/86 F
Order ID: 210

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The report conforms to the standards of the American Society of Home Inspectors and the State of Alabama. Components are identified and their apparent condition is reported. The client should consult the terms of the sales contract to determine whether any of the items contained within must be repaired by the seller prior to closing. Reporting on other issues such as cosmetic damage and suggestions for improvements is included for your information only, and should not be relied upon as items that may or may not be repaired under the terms of your Sales Contract. If in doubt, consult your Sales Contract and/or an attorney to explain your rights and obligations under your Sales Contract. The Inspector offers no warranties or representations as to your rights or obligations under any Sales Contract.

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 8 Item: 2	Grading	<p>INVESTIGATE FURTHER: During the last rainfall event in the area, the side and back yard appeared to be holding water. The ground was soggy and several puddles were noted. In the event of a significant rainfall, the low lying area may completely fill with water. I would monitor the back yard during periods of heavy rain and note how the water exits the property, how long it takes for water to drain away and the direction in which it flows. If the areas hold water for 48 hours or more It maybe necessary to install a drainage system to adequately divert water away from the structure and then away from the property.</p>
Page 8 Item: 3	Vegetation Observations	<p>Vegetation growing on or too close to the house needs to be removed to allow sunlight in and prevent mold growth and eliminate paths for insects</p>
Page 9 Item: 6	Grounds Electrical	<p>The exterior receptacle at the left of the deck is not GFC protected and missing a cover. Have this repaired by a licensed electrician.</p> <p>The cover plate for the exterior receptacle near the condensing units is loose and does not seal the electrical box. Have this repaired by a licensed electrician.</p> <p>The carriage light at the right side of the garage is loose. Have this repaired.</p>
Page 11 Item: 12	Sprinklers	<p>The sprinkler system is not functional.</p>
Exterior Areas		
Page 13 Item: 1	Doors	<p>The patio door is leaking at the threshold. The sub floor below the door has some rot and water staining. This has occurred because the door was not properly flashed when it was installed. The left side of the door jamb has been repaired at the threshold as it was likely rotted. It is important to keep the threshold sealed at the jamb and to the brick with Silicone to prevent further damage to the structure. Ideally, the door needs to be pulled out and properly flashed however, proper maintenance should prevent further damage.</p>

Page 14 Item: 2	Window Condition	<p>The thermal seals are beginning to fail on some of the windows due to age. There are several windows that have moisture between the glass and a window in the second floor front left bedroom is damaged from moisture. I recommend that you have the failed window sashes replaced.</p> <p>Some of the windows, mostly second floor, need to be sealed to the brick and lintel with Silicone.</p> <p>There are cracked windows in the garage and master bedroom. Have these windows replaced.</p>
Page 15 Item: 3	Siding Condition	<p>A piece of aluminum siding is missing at the right side of the gable over the front porch leaving a few large voids. These areas will allow water entry and easy access for birds, insects and rodents. There is evidence of rodent entry in the adjacent attic area. Have this area properly repaired by a licensed siding contractor.</p>
Page 16 Item: 5	Exterior Paint	<p>The porch columns are in need of repair and painting. A piece of trim is missing on a column base and the paint is peeling and cracking in a few areas. Have this repaired.</p> <p>The wood window frames need to be well maintained to prolong the life of the windows. I found soft spots on a few windows and some cracking paint. The windows will need to be scraped, spot primed and painted in the near future. These windows frames will last a long time with proper maintenance.</p>
Foundation		
Page 19 Item: 7	Sub Flooring	<p>MAJOR REPAIR: There is an active leak with water damage to the sub floor under the laundry sink or water heater area. A water heater or supply line may be leaking. The sub floor is rotted in this area. The area tested as wet with a moisture meter. Have this evaluated and repaired by a licensed contractor.</p> <p>The master shower drain is leaking. The sub floor has an elevated moisture content on the water stain. The sub floor is not rotted. Have this evaluated and repaired by a licensed contractor.</p>
Page 21 Item: 11	Ducting	<p>SAFETY: Flex duct has been used for the dryer vent in the crawl space and the connection to the floor is broken. This duct is required to be constructed of smooth wall duct to the exterior. Have this repaired.</p>
Roof		
Page 23 Item: 2	Flashing	<p>The Silicone sealant at the brick on the roof flashing over the right front porch gable needs repair. Have this repaired by a licensed roofing contractor.</p>
Page 23 Item: 3	Gutter	<p>Some of the gutter corners and seams are leaking. I would have the gutter system evaluated and repaired as necessary.</p>
Attic		
Page 24 Item: 1	Access	<p>INVESTIGATE FURTHER: There is evidence of rodent activity in the side attic areas of the bonus room. Rodents typically inhabit the attic during cold months. I would consult a licensed exterminator for further evaluation.</p>

Page 26 Item: 7	Insulation Condition	Some wall insulation is missing in the attic area over the garage. Have these walls insulated.
Heat/AC		
Page 28 Item: 3	Refrigerant Lines	<p>The refrigerant line in the attic is only partially insulated and dripping condensate on the structure. Have this repaired by a licensed HVAC contractor.</p> <p>The insulation on the refrigerant lines at the condensing units is worn and needs to be replaced.</p>
Page 29 Item: 4	AC Compressor Condition	<p>The heat pump for the second floor only achieved an 11 degree temperature differential indicating the system is in need of service. Have the system serviced by a licensed HVAC contractor.</p> <p>The coils in the condensing units are dirty. Have the coils cleaned by a licensed HVAC contractor.</p>
Page 30 Item: 8	Observations	The auxiliary drain pan in the attic is heavily rusted indicating the pan has been full of water at some point. There is also some debris in the pan which will clog the auxiliary drain line. When an air handler is replaced, a rusted pan is typically replaced as well because there could be a hole in the pan. I would have the pan checked and cleaned by a licensed HVAC contractor.
Electrical		
Page 32 Item: 3	Receptacles	A receptacle in the bonus room(closet wall) and first bedroom(hall wall) upstairs tested as ungrounded. It is likely a loose ground connection. Have this repaired by a licensed electrician.
Page 32 Item: 4	GFCI's	The receptacle under the laundry sink is not GFCI protected. This was required when the house was built. Have this repaired by a licensed electrician.
Interior Areas		
Page 38 Item: 8	Ceiling Condition	<p>INVESTIGATE FURTHER: There appears to be a patch in the master bathroom ceiling. I would consult the seller as to the nature of this repair.</p> <p>INVESTIGATE FURTHER: There are several areas of the ceiling that appear to have old water stains and some of those sheet rock seams have failed. I would ask the seller about these water stains to determine if further evaluation is needed.</p>
Page 38 Item: 10	Flooring	Transition strips at thresholds in the master bedroom/bathroom and laundry/kitchen are not installed properly. Have this repaired.
Bathroom		
Page 40 Item: 4	Exhaust Fan	• The bathroom exhaust fans need to be cleaned.
Page 41 Item: 6	Plumbing	<p>The right master sink drain and supply lines are improperly installed. The drain line is completely covered in electrical tape and the supply lines are improperly connected. There is very little hot water flow at the faucet. Have this evaluated and repaired by a licensed plumber.</p> <p>The master shower drain is leaking.(See notes in foundation section)</p>

Page 42 Item: 10	Toilets	The toilet fill valve in the master bath is very slow. The valve may be clogged with sediment. Have this repaired.
Kitchen		
Page 44 Item: 4	Garbage Disposal	SAFETY: The disposal wire is spliced and wrapped with electrical tape. The wires need to be properly spliced with wire nuts inside of a junction box. Have this repaired by a licensed electrician.
Page 44 Item: 5	Microwave	The microwave unit makes an irregular or excessive noise when tested. I recommend contacting a qualified appliance repair technician to evaluate/repair.
Garage		
Page 46 Item: 1	Garage Door Condition	<p>The 16' garage door is not balanced meaning it will not stay at any position while being manually operated. Have this repaired by a garage door mechanic.</p> <p>The weather strip is loose on the 16' door. Have this repaired.</p>
Page 46 Item: 2	Garage Opener Status	The hard wired opener controls are not installed. Battery powered remote controls are mounted to the wall. I recommend having the hard wired openers installed.
Page 46 Item: 3	Garage Door's Reverse Status	The 16 ' garage door did not reverse direction when the door struck a 2" block placed on the floor. This usually can be corrected by adjusting the force control on the opener after the door is balanced.

Inspection Details

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

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

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

1. Attendance

In Attendance:

The client was present and fully participated in the home inspection.

2. Home Type

Home Type:

Single Family Home

3. Occupancy

Occupancy:

The home is vacant

The utilities were on at the time of inspection.

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials:

Concrete driveway, sidewalk and patio noted.

Brick pathway and patio noted at the rear of the house.

Observations:

The driveway, sidewalk and patio are in adequate condition.

Typical cracks noted.



2. Grading

Observations:

Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

The exterior drainage is generally away from foundation.

INVESTIGATE FURTHER: During the last rainfall event in the area, the side and back yard appeared to be holding water. The ground was soggy and several puddles were noted. In the event of a significant rainfall, the low lying area may completely fill with water. I would monitor the back yard during periods of heavy rain and note how the water exits the property, how long it takes for water to drain away and the direction in which it flows. If the areas hold water for 48 hours or more it may be necessary to install a drainage system to adequately divert water away from the structure and then away from the property.

3. Vegetation Observations

Observations:

Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to the home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

Vegetation growing on or too close to the house needs to be removed to allow sunlight in and prevent mold growth and eliminate paths for insects



4. Patio and Porch Deck

Observations:

The deck appears to be in adequate condition.



5. Stairs & Handrail

Observations:

The deck stairs and handrails are in adequate condition.

Front steps are in adequate condition.

6. Grounds Electrical

Observations:

The exterior receptacle at the left of the deck is not **GFCI** protected and missing a cover. Have this repaired by a licensed electrician.

The cover plate for the exterior receptacle near the condensing units is loose and does not seal the electrical box. Have this repaired by a licensed electrician.

The carriage light at the right side of the garage is loose. Have this repaired.



Loose exterior receptacle cover.

7. Main Gas Valve Condition

Materials:

The main gas shut off valve is located at the gas meter at the left side of the house.

Observations:

Gas valve and manifold appear in adequate condition.



8. Plumbing

Materials:

Copper piping noted.

PVC drain piping noted.

Observations:

The water is supplied by a city system.

The house is connected to city sewage.

9. Water Pressure

Observations:

The water pressure is 70 psi. This is within the normal range of 40-80 psi.



10. Pressure Regulator

Observations:

A water shut off valve is located at the front foundation wall in a ground tube.

The pressure regulator is located in a separate ground tube at the meter.

Irrigation meter noted.

11. Exterior Faucet Condition

Location:

Exterior faucets are located at the left, right and rear of the home.

Observations:

The exterior faucets are functional.

12. Sprinklers

Observations:

INVESTIGATE FUTRTHERR: The home is equipped with an underground sprinkler system. The control panel is located in the garage. I recommend that you consult with home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection because most of its parts/piping are under ground.

The sprinkler system is not functional.



Exterior Areas

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

1. Doors

Observations:

The front door is wood.

The patio door is wood and glass.

The garage entry door is metal.

The entry doors are in functional condition.

The patio door is leaking at the threshold. The sub floor below the door has some rot and water staining. This has occurred because the door was not properly flashed when it was installed. The left side of the door jamb has been repaired at the threshold as it was likely rotted. It is important to keep the threshold sealed at the jamb and to the brick with Silicone to prevent further damage to the structure. Ideally, the door needs to be pulled out and properly flashed however, proper maintenance should prevent further damage.



Patio door leaks at the threshold.

2. Window Condition

Observations:

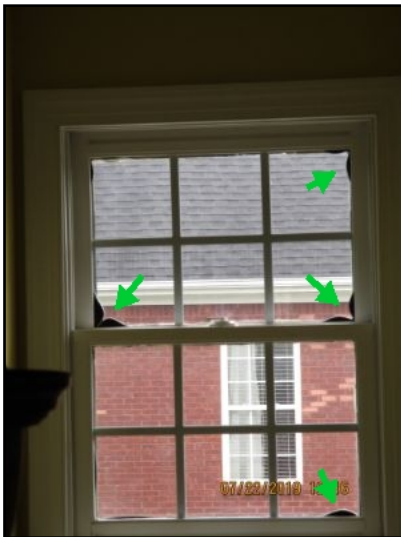
The windows on the house are wood insulated double hung.

The windows are in functional condition except as noted.

The thermal seals are beginning to fail on some of the windows due to age. There are several windows that have moisture between the glass and a window in the second floor front left bedroom is damaged from moisture. I recommend that you have the failed window sashes replaced.

Some of the windows, mostly second floor, need to be sealed to the brick and lintel with Silicone.

There are cracked windows in the garage and master bedroom. Have these windows replaced.



Thermal seal deterioration



This window is damaged and needs to be replaced.



Maintain the wood window frames.



Garage window is broken and moisture damaged.

3. Siding Condition

Materials:

Brick siding noted.

Although exterior wall construction was hidden behind interior and exterior wall coverings, exterior walls of the home appeared to be conventional wood framing covered on the exterior by brick. Brick is typically fastened to the framing using metal fasteners and construction typically includes an air space between framing and brick. The Inspector was unable to confirm the presence of a moisture-resistant membrane.

Some portions of the house are sided with vinyl.

Observations:

The vinyl siding is in adequate condition.

The brick appears to be in adequate condition. Some typical stress cracks noted.

A piece of aluminum siding is missing at the right side of the gable over the front porch leaving a few large voids. These areas will allow water entry and easy access for birds, insects and rodents. There is evidence of rodent entry in the adjacent attic area. Have this area properly repaired by a licensed siding contractor.



Missing siding.

4. Eaves & Facia

Observations:

The vinyl soffit and aluminum fascia appear in adequate condition.



5. Exterior Paint

Observations:

MAINTENANCE TIP: All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

The porch columns are in need of repair and painting. A piece of trim is missing on a column base and the paint is peeling and cracking in a few areas. Have this repaired.

The wood window frames need to be well maintained to prolong the life of the windows. I found soft spots on a few windows and some cracking paint. The windows will need to be scraped, spot primed and painted in the near future. These windows frames will last a long time with proper maintenance.



Cracking paint on columns.



Missing trim on column.



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Crawl Space

Observations:

I entered the crawl space from the access panel at rear of the house.

I inspected the crawl space by crawling through it.

All areas were accessible.

Observations:

A vapor barrier is present.

The crawl space appears in good condition. I saw no evidence of moisture related issues.

2. Foundation Walls

Observations:

Concrete block foundation walls noted.

I saw no evidence of structural issues at the interior and exterior portions of the foundation walls.



3. Ventilation

Observations:

Screened openings noted.

4. Vent Screens

Observations:

Vent screens noted as functional.

5. Access Panel

Observations:

A foundation access panel is installed and functional.

6. Piers and Beams

Observations:

Support Material: concrete block piers

Beam Material: Wood

Piers and beams appear adequate.



7. Sub Flooring

Observations:

OSB (Oriented Strand Board) sheathing sub floor

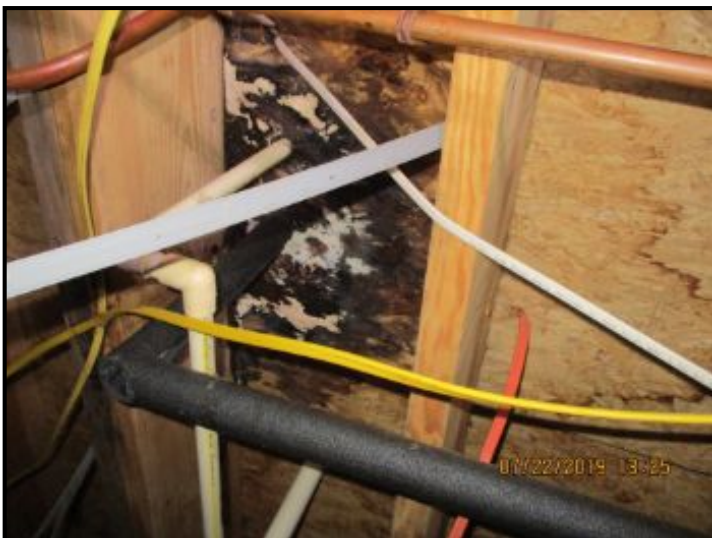
The sub floor is in adequate condition except as noted.

MAJOR REPAIR: There is an active leak with water damage to the sub floor under the laundry sink or water heater area. A water heater or supply line may be leaking. The sub floor is rotted in this area. The area tested as wet with a moisture meter. Have this evaluated and repaired by a licensed contractor.

The master shower drain is leaking. The sub floor has an elevated moisture content on the water stain. The sub floor is not rotted. Have this evaluated and repaired by a licensed contractor.



Area under shower drain - 19% moisture content. Area under water heaters - 63% moisture content.



Area under water heater.

8. Materials

Materials:

The floor system is constructed using conventional wood framing.

Visible framing appears adequate.

9. Anchor Bolts

Observations:

- The visible anchor bolts appear adequate.

10. Foundation Plumbing

Observations:

The visible supply lines are copper, PEX and CPVC.

The visible drain lines are PVC.

Repairs to the plumbing appear adequate.



11. Ducting

Observations:

The visible ductwork appears adequate.

SAFETY: Flex duct has been used for the dryer vent in the crawlspace and the connection to the floor is broken. This duct is required to be constructed of smooth wall duct to the exterior. Have this repaired.



Flexible dryer vent pipe.

Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Inspection:

I inspected the roof by walking on portions of it. Other areas were inspected from second floor windows.

The roof is a gable design.

Materials:

Dimensional asphalt shingles noted.

Observations:

The roofing material appears to be in adequate condition.

Typical lifespans for this type of roofing material are about 25 years.

The roof is new.



2. Flashing

Observations:

Visible roof flashings appear adequate.

The Silicone sealant at the brick on the roof flashing over the right front porch gable needs repair. Have this repaired by a licensed roofing contractor.



This flashing needs to be caulked.



3. Gutter

Observations:

A full gutter system is installed.

Some of the gutter corners and seams are leaking. I would have the gutter system evaluated and repaired as necessary.



Leaking gutter seams and corners.



Down spouts need extensions to carry water away from the foundation.

Attic

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

1. Access

Observations:

I entered the attic from the attic stair located in the second floor hallway and other access doors.

I inspected the attic by walking through it.

I saw no signs of damage in the visible portions of the attic areas.

INVESTIGATE FURTHER: There is evidence of rodent activity in the side attic areas of the bonus room. Rodents typically inhabit the attic during cold months. I would consult a licensed exterminator for further evaluation.



Rodent damage in bonus attic area.

2. Structure

Observations:

The roof is constructed using conventional framing.

The roof framing appears adequate.

The roof decking is O.S.B.

The visible roof decking appears adequate.



3. Ventilation

Observations:

Under eave soffit inlet vents noted.

Ridge exhaust venting noted.

Gable louver vents noted.

Attic ventilation appears adequate.

4. Vent Screens

Observations:

- Vent screens/soffit material noted as functional.

5. Duct Work

Observations:

The visible duct work appears adequate.



6. Attic Plumbing

Observations:

PVC plumbing vents

Visible vent plumbing in the attic appears adequate.

7. Insulation Condition

Materials:

Fiberglass batts with kraft paper facing noted.

Blown in fiberglass insulation noted.

Depth:

The attic insulation averages about 6-9 inches in depth or around R-23. The current standard is R-30. The insulation has settled in a few areas.

Observations:

NOTE: The insulation is typical for homes this age. Over time, insulation will settle and decrease in R-value. Adding additional insulation will help increase energy efficiency in the home.

Some wall insulation is missing in the attic area over the garage. Have these walls insulated.



Wall insulation is missing.

8. Exhaust Vent

Observations:

Exhaust ducts appear adequate.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Description

DESCRIPTION:

HEAT PUMP:

A heat pump operates exactly the same as an air conditioner when it's cooling. When heating, it operates in a reverse cycle, using the same components that are used for air conditioning. A valve located in the outdoor condensing unit reverses the flow of refrigerant to change from cooling to heating. Instead of extracting heat from the indoor air and exchanging it outdoors (air conditioning), it extracts from the outdoor air and exchanges it indoors (heating). The heat pump is a more energy efficient method of heating than electric heat typically used with regular air conditioning because it is easier to move heat than it is to create heat. While air conditioning, function and efficiency are the same, some units are more efficient than others. This is true for regular air conditioners also.

Most heat pumps have a supplemental electric heat strip located in the air handler. This provides additional heat when the outdoor temperatures are very low and the heat pump is not able to extract as much heat from the colder air.

EQUIPMENT:

The heating and cooling system for the first floor is an electric air to air heat pump.

The system capacity is 3 1/2 tons.

The system is 16 years old.

The heating and cooling system for the second floor is an electric air to air heat pump.

The system capacity is 3 tons.

The system is 16 years old.

Typical life spans for this equipment is 12-15 years.

2. Heater Condition

LOCATION:

The air handler for the first floor HVAC system is located in the crawl space.

The air handler for the second floor HVAC system is located in the attic.

The air handler for the second floor HVAC system was replaced in 2016.

Observations:

The systems were tested in cooling mode.

The emergency heat is functional.



Air handler for second floor HVAC system.

3. Refrigerant Lines

Observations:

The refrigerant line in the attic is only partially insulated and dripping condensate on the structure. Have this repaired by a licensed HVAC contractor.

The insulation on the refrigerant lines at the condensing units is worn and needs to be replaced.



Condensate dripping on the structure.



4. AC Compressor Condition

Observations:

The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. The main floor system responded and achieved an acceptable differential temperature of 17 degrees F in cooling mode.

The heat pump for the second floor only achieved an 11 degree temperature differential indicating the system is in need of service. Have the system serviced by a licensed HVAC contractor.

The coils in the condensing units are dirty. Have the coils cleaned by a licensed HVAC contractor.



HVAC condensing units.



Condensing coils are dirty.

5. Air Supply

Observations:

The return air supply systems appear functional.

6. Filters

Location:

The filter grills are located in the wall near the thermostat and in the second floor ceiling.

Observations:

MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. I recommend a quality filter that removes fine particulates. This will help keep the coils in the air handler clean for optimal performance. Remember, dirty filters are the most common cause of inadequate heating or cooling performance.

The second floor filter was very dirty indicating the system has not been well maintained. A new filter was available at the property so the new filter is now installed.

7. Thermostats

Observations:

Digital thermostat noted.

The thermostats were functional at the time of inspection.

Thermostats are not checked for calibration or timed functions.

8. Observations

Observations:

The air handler in the attic has an auxiliary drain pan. A float switch is present. The float switch will shut down the system in the event the pan fills with water.

The auxiliary drain pan in the attic is heavily rusted indicating the pan has been full of water at some point. There is also some debris in the pan which will clog the auxiliary drain line. When an air handler is replaced, a rusted pan is typically replaced as well because there could be a hole in the pan. I would have the pan checked and cleaned by a licensed HVAC contractor.

9. Motors and fans

Observations:

Motors and fans were found to be in functional condition. No unusual noises were observed.

10. Coils

Observations:

The coils in the condensing units were examined and found to be in need of cleaning.

Electrical

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

Note: The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring, timers or the operation of smoke detectors.

Smoke detectors should be installed (if not already present) on each floor (including attics and basements.) Modern standards require that smoke detectors be installed inside and outside of all sleeping areas. They should be hard wired and have battery backups. All smoke detectors should be interconnected so that they all sound at once. I recommend upgrading to this level of protection (if not already present.)

Consult the manufacturer's literature for recommended mounting locations of smoke detectors. Be sure to test your smoke detectors upon moving in and monthly thereafter.

1. Electrical Panel

Location:

The 120/240 volt, 400 amp service enters the house from underground.

The service entrance wires are 4/0 aluminum.

The main electrical disconnect is a 200 amp circuit breaker located in each main panel.

The main panels are located in the garage.

Observations:

The main electrical service panels appear adequate.



Main electrical service panels.

2. Service Ground

Materials:

The service ground is noted at a copper pipe.

3. Receptacles

Observations:

Receptacles tested as grounded and wired correctly except as noted.

A receptacle in the bonus room(closet wall) and first bedroom(hall wall) upstairs tested as ungrounded. It is likely a loose ground connection. Have this repaired by a licensed electrician.



Ungrounded receptacle

4. GFCI's

Materials:

GFCI receptacles are present in the required locations and are functioning properly except as noted.

Observations:

NOTE: There is a garage receptacle for a refrigerator and a 20 amp receptacle that are not GFCI protected. This is likely by design.

The receptacle under the laundry sink is not GFCI protected. This was required when the house was built. Have this repaired by a licensed electrician.



This receptacle need to be GFCI protected.

5. Main Amp Breaker



200 amp main electrical service disconnect.



Main electrical service disconnect.

6. Cable Feeds



7. Breakers

Materials:

Copper non-metallic sheathed cable noted.

Observations:

The circuit breakers are in adequate condition.

Water Heater

1. Water Heater Condition

Heater Type:

Two 47 gallon electric water heaters are located under the stairs.

The back water heater is 3 years old.

The front water heater is 7 years old.

Observations:

The hot water temperature is 103 F. This is below the scalding point of 120 F.

NOTE: A water heater or supply line may be leaking. Damage to the structure is visible from the crawl space.(See notes in the foundation section of this report)



2. TPRV

Observations:

The **TPR valve** and discharge pipe are in adequate condition.

3. Expansion Tank

Observations:

- An **expansion tank** is present.



4. Plumbing

Materials: Copper • PEX

5. Water Heater Electrical

Observations:

- The electrical connection to the water heater appears adequate.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Cabinets

Observations:

The built in cabinets are in adequate condition.



2. Ceiling Fans

Observations:

The ceiling fans are functional.

3. Closets

Observations:

The closets are in adequate condition.

4. Door Bell

Observations:

The doorbell is functional.

5. Doors

Observations:

The interior doors are in adequate condition.

6. Smoke Detectors

Observations:

Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

Smoke detectors were located in required areas.

Smoke detectors have a lifespan of around 10 years.

NOTE: The CO detector near the fireplace expires this month. The device needs to be replaced.

7. Stairs & Handrail

Observations:

The stairway and hand rails are in adequate condition.



8. Ceiling Condition

Materials:

There are drywall ceilings noted.

Observations:

Ceilings are in adequate condition.

INVESTIGATE FURTHER: There appears to be a patch in the master bathroom ceiling. I would consult the seller as to the nature of this repair.

INVESTIGATE FURTHER: There are several areas of the ceiling that appear to have old water stains and some of those sheet rock seams have failed. I would ask the seller about these water stains to determine if further evaluation is needed.

9. Wall Condition

Materials:

Drywall walls noted.

Observations:

Walls are in adequate condition.

10. Flooring

Observations:

Hardwood flooring noted.

Carpeting noted.

The flooring is in adequate condition.

Transition strips at thresholds in the master bedroom/bathroom and laundry/kitchen are not installed properly. Have this repaired.



11. Fireplace

Location:

Living Room

Equipment:

Ventless gas fireplace noted.

Observations:

The living room fireplace is functional.



Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations:

Master Bathroom

Powder Bath

Second Floor Bath 1

Second Floor Bath 2

2. Cabinets

Observations:

- The bathroom cabinets are in adequate condition.

3. Counters

Observations:

Cultured marble tops noted.

Quartz counter tops noted.

Bathroom counters appear in functional condition.



4. Exhaust Fan

Observations:

- Bath fans are operational.
- The bathroom exhaust fans need to be cleaned.

5. Mirrors

Observations:

- The bathroom mirrors are in adequate condition.

6. Plumbing

Observations:

The right master sink drain and supply lines are improperly installed. The drain line is completely covered in electrical tape and the supply lines are improperly connected. There is very little hot water flow at the faucet. Have this evaluated and repaired by a licensed plumber.

The master shower drain is leaking. (See notes in foundation section)



Master shower drain is leaking.

7. Showers

Observations:

Tub/shower units are in adequate condition.

8. Shower Walls

Observations:

Ceramic tile noted at master tub/shower walls.

The master shower appears adequate except as noted.



9. Sinks

Observations:

Bathroom faucets and sinks operated properly except as noted.

10. Toilets

Observations:

The toilet fill valve in the master bath is very slow. The valve may be clogged with sediment. Have this repaired.



Kitchen

1. Cabinets

Observations:

The kitchen cabinets are in adequate condition.



2. Counters

Observations:

Granite tops noted.

The counter tops are in adequate condition.

3. Dishwasher

Observations:

The dishwasher is functional.



4. Garbage Disposal

Observations:

The garbage disposal is functional.

SAFETY: The disposal wire is spliced and wrapped with electrical tape. The wires need to be properly spliced with wire nuts inside of a junction box. Have this repaired by a licensed electrician.



5. Microwave

Observations:

The microwave unit makes an irregular or excessive noise when tested. I recommend contacting a qualified appliance repair technician to evaluate/repair.

6. Cook top condition

Observations:

- Electric cook top noted.
- All heating elements operated when tested.



7. Oven & Range

Observations:

Oven(s): Electric

All heating elements operated when tested.

8. Sinks

Observations:

The kitchen sink and faucet are in functional condition.



9. Vent Condition

Materials: Exterior Vented

Observations:

- The cook top vent is functional.

10. Plumbing

Observations:

Visible plumbing in the kitchen appears adequate.

Garage

1. Garage Door Condition

Materials:

The house garage has one 7' and one 16' insulated sectional garage door.

Observations:

MAINTENANCE TIP: Keep the garage door hinges and rollers lubricated with white Lithium grease. This will prolong the life of the opener.

The garage doors are functional.

The 16' garage door is not balanced meaning it will not stay at any position while being manually operated. Have this repaired by a garage door mechanic.

The weather strip is loose on the 16' door. Have this repaired.

2. Garage Opener Status

Observations:

Chain drive opener noted.

The hard wired opener controls are not installed. Battery powered remote controls are mounted to the wall. I recommend having the hard wired openers installed.

3. Garage Door's Reverse Status

Observations:

Eye beam system present and operating.

The 16 ' garage door did not reverse direction when the door struck a 2" block placed on the floor. This usually can be corrected by adjusting the force control on the opener after the door is balanced.

Glossary

Term	Definition
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
HVAC	Heating, Ventilation, Air Conditioning
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves