

# Confidential Inspection Report

Address Withheld

**November 11, 2019**



**Prepared for:** Sample Client

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**



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November 11, 2019

Mr. Sample Client

RE: Address Withheld



Dear Client:

At your request, a visual inspection of the above referenced property was conducted on November 11, 2019 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

## RECOMMEND REPAIRS ITEMS

### **GROUNDS**

#### Patio / Porch:

##### *2.3 Exterior Steps: Front Of Home*

1. Steps are constructed primarily of concrete.

The handrail is loose. Recommend securing the handrail for safety purposes.

#### Decks / Balcony:

##### *2.5 Condition:*

2. The deck is constructed of wood.

The guardrails (rail posts) on the deck rail are not bolted to the rim joist. This is considered a safety hazard as the handrails could pull away from the deck rim joist and should be corrected by a licensed decking contractor before closing.

#### Fences & Gates:

##### *2.6 Condition:*

## GENERAL INFORMATION

### Client & Site Information:

**1.1 Inspection Date:**

November 11, 2019 9:00 AM.

**1.2 Inspection Time:**

9:00 AM.

**1.3 Client:**

Mr. Sample Client

**1.4 Inspection Site:**

Address Withheld

**1.5 People Present:**

Purchaser.

### Building Characteristics:

**1.6 Building Style:**

single family.

**1.7 Stories:**

1

**1.8 Space Below Grade:**

Crawl space.

**1.9 Water Source:**

Public.

**1.10 Sewage Disposal:**

Public.

OK MM RR IS

### Climatic Conditions:

**1.12 Weather:**

Clear.

**1.13 Soil Conditions:**

Dry.

**1.14 Outside Temperature**

(f):  
50-60.

### About Rated Items:

1.15

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

**OK = "Serviceable"** = Item is functional and we did not observe conditions that would lead us to believe problems existed with this system or component. Some serviceable items may show wear and tear. Other conditions may be noted in the body of the report.

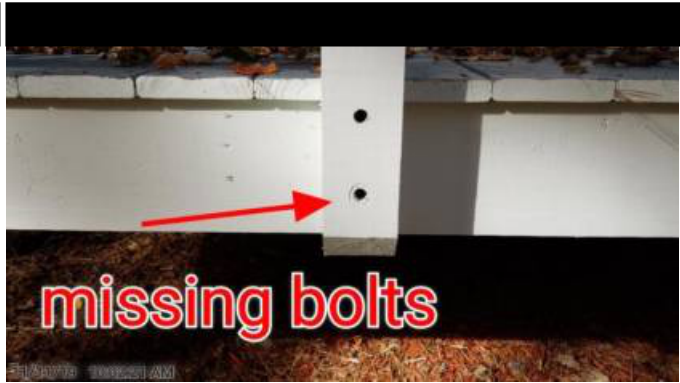
**MM = "Marginal/Maintenance"** = Item warrants attention or monitoring, or has a limited remaining useful life expectancy and may require replacement in the not too distant future. Further evaluation or servicing may be needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**RR = "Repair or Replace"** = Item, component, or unit is not functioning as intended and needs repair or replacement. Further evaluation is needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.

**IS = "Information or Safety"** Although not defective, this category includes information about all components in the home including age and statistics to allow for anticipation of replacement in the future. All safety concerns may be listed here as well.

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the building, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to

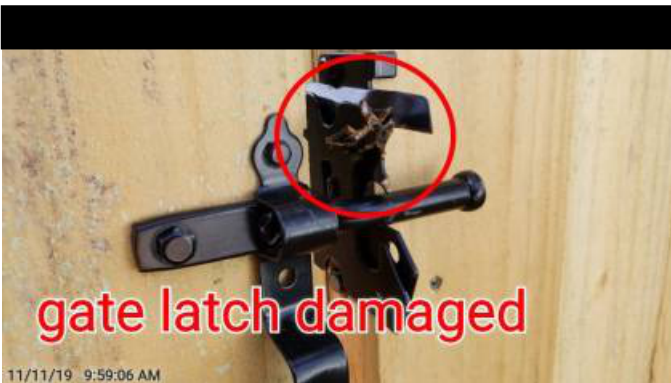


**Fences & Gates:**

2.6 Condition:

- OK  MM  RR  IS

The left side gate needs repair or adjustment as the latch has been cut with what appears to be bolt cutters.



**Grading:**

2.7 Site:

- 

Grade at the foundation is negative at the right side of the home and back wall of the home. Correction is recommended. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation

**R401.3 Drainage** - Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).



**Landscaping:**

2.8 Condition:

OK MM RR IS

Trees are seen overhanging the homes roof. This can cause premature aging to the roof shingle and damage to the gutters over time. Recommend cutting the trees back so the limbs do not over hang the roof.



## EXTERIOR - FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

### Exterior Walls:

3.1 Exterior Elevations:

Exterior elevation photos at the time of the inspection.



- |                            | OK                                  | MM                       | RR                       | IS                       |  |
|----------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| 3.2 Materials & Condition: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls are constructed with cement fiber board.         |
| 3.3 Flashing & Trim:       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The trim on the home is constructed of wood materials. |
| 3.4 Utility Connections:   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |  |

## BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. **The presence of Pests and Termites are not part of a general home inspection. We recommend employing the services of a licensed pest control company to further investigate for pest and termites before closing on your home.**

**Crawlspace:**

- |                       | OK                                  | MM                       | RR                                  | IS                       |   |
|-----------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|---|
| 4.1 Access:           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Basement / Crawlspace is unfinished and fully accessible. |
| 4.2 Foundation Walls: | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Foundation wall materials are concrete block.             |

Where the walls were removed to provide access to new sections, the house above is not supported. Recommend the installation of a permanent structural header at the openings between crawl space sections to provide support below the house.

Wood concrete forms were left in the ground around the perimeter of the new addition. This condition is conducive to termites. Recommend removing all wood which is buried in the ground to help prevent termite infestation.



- |               |                          |                          |                                     |                          |  |
|---------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--|
| 4.3 Moisture: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Staining was observed: Evidence of active water penetration was noted at one or more of the foundation walls. Recommend addressing all water management issues around the foundation perimeter to help prevent further water penetration. Further evaluation and repairs may be necessary by a water proofing company. |
|---------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--|

Mold like growth was noted on the wood framing below the floor and or on the walls in the basement / crawlspace area. This can affect air quality in the home and is normally a result of high moisture levels in the basement / crawlspace. Recommend a mold remediation company treat all affected framing and surfaces.



4.4 Beams/Underfloor:

- |                          |                          |                                     |                          |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| OK                       | MM                       | RR                                  | IS                       |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The rim joist and / or sill plate is water damaged at the front left corner of the basement / crawlspace area. In addition to damage to the wall, damage in these areas typically affect the floor joists and sub floors as well. This may be a result or poor water management at the grading around the foundation and gutters as well as deterioration of the siding and trim which may allow water to penetrate at the top of the foundation wall. Recommend a licensed contractor repair all the damaged framing in the affected locations.

There was water damaged sub-flooring and / or framing below the hall bathrooms noted. The floor joist directly below the tub is rotted all the way through and no longer supports the floor. Additional sub flooring is water damaged as well. Recommend repairs to all damaged framing and sub-flooring in the affected area.

Improper framing repairs were noted below the bedroom adjacent to the old chimney. Recommend evaluation and Repairs by a licensed framing contractor.

Inadequate support was noted below the hall wall and center

bathroom as evidenced by sagging floors in the area. This is adjacent to the bathroom area where there are multiple sections of water damaged sub flooring. Recommend a licensed framing / foundation contractor install the appropriate support piers and headers to support the noted floors above.



4.5 Floor:

OK  MM  RR  IS

The flooring was constructed of Soil.

4.6 Ventilation:

**Insulation & Vapor Retarders:**

4.7 In Unfinished Areas:

Insulation is installed at under floor areas.

FG Batts, No under floor insulation exists below portions of the house including the new addition. Under floor insulation is

recommend to help improve the homes efficiencies.

All or a portion of the under floor batt insulation was installed backwards. The vapor barrier should be installed facing the heated side of the floor. Recommend reversing all of the affected insulation.





**Flashings:**

5.5

- OK   MM   RR   IS
- 

The flashing on the roof is made of Metal.

One or more of the flashings around the kitchen vent are loose and pulling away from the roof. Recommend a licensed roofer secure and seal all affected flashing.



**Gutters & Downspouts:**

5.6 Type & Condition:

- 

Leaves and debris are built up in the gutter causing the gutters to overflow. Recommend cleaning the gutters on a regular basis. Leaves and Debris in the gutters may conceal rust in the bottom of the gutters.





5.10 Insulation:

5.11 Depth & R-factor:

- |                                     |                          |                                     |                          |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| OK                                  | MM                       | RR                                  | IS                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The insulation in the attic is comprised of Blown in cellulose..  
3-4 inches, 15 inches, Low levels of insulation were noted throughout the attic space. Recommend adding additional insulation providing for a minimum of R30 - R38 in the attic space.



5.12 Bath Vents:

- |                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|

**Roof Ventilation Provisions:**

5.13

- |                                     |                          |                          |                          |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|

The ventilation on the roof was comprised of ridge vents and static vents



6.5 Entrance Cable Size:       OK    MM    RR    IS      2/0 Aluminum



6.6 Main Panel Observations:                     Circuit and wire sizing correct so far as visible.



**Conductors:**

6.7 Entrance Cables:                     Aluminum- OK.

6.8 Branch Wiring:                     Copper

**Switches & Fixtures:**

6.9 Kitchen Interiors:                     The ceiling light installed in this room did not function using the wall switch. The inspector did not determine if the switch is bad or if the light bulb is bad. Recommend replacing the light bulbs to test the fixture for proper operation. If bulb replacement does not correct the problem there may be an issue with the wiring / switch / fixture.



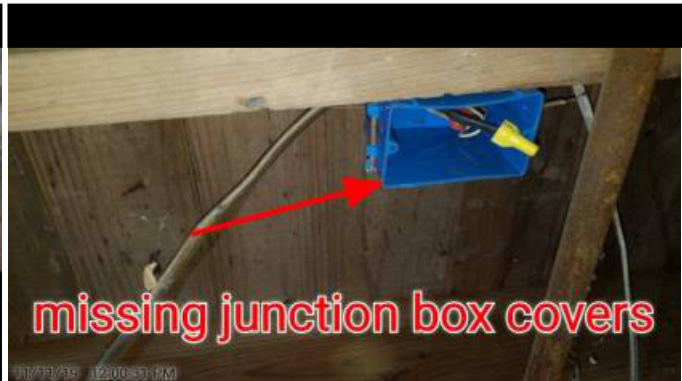
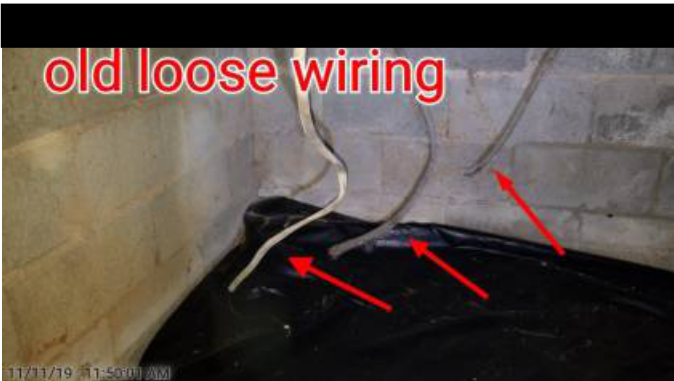
**Switches, Wiring, & Fixtures:**

6.19 CrawlSpace:

OK  MM  RR  IS

Junction box cover(s) are missing. This condition leaves wire splices exposed and is a safety hazard. Recommend installing the appropriate junction box covers where needed.

One or more wires were loose and not secured. Recommend securing all loose wiring to the framing to help prevent damage to the wiring.



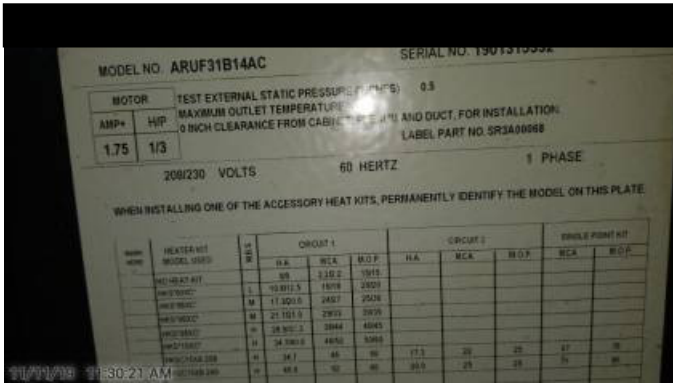


7.3 Capacity / Approx. Age:                   OK   MM   RR   IS  
         

Mid efficiency furnace, Brand: Goodman Manufacturing brand

Manufacture Date- 2019

The typical service life for a forced air natural gas furnace / heat pump is 18 - 20 years.



7.4 General Operation & Cabinet:            

Unit was operational at the time of inspection.

Recommend sealing and insulating around the penetrations in the cabinet to help prevent air leakage and improve the efficiency of the unit.



7.5 Pump / Blower Fan:                            

7.6 Flues, Vents, Plenum:                        

7.7 Air Filters:                                        

Missing or Damaged filters noted. Replace the missing or damaged filter with the appropriate size.



7.11 Capacity / Approx. Age:      OK   MM   RR   IS  
           

2.5 Tons, Max Fuse: 30 amps, Brand, Goodman Manufacturing brand, Manufacture Date- 2019

Typical life span of an electric AC compressor is approximately 15 years.



7.12 System Condition:                            

The unit is leaning due to erosion around the base of the AC pad. Recommend leveling the unit for efficient operation.

The compressor was tested in the heating mode at the time of the inspection. The heat pump was operational.





8.4 Pressure Relief

- OK  MM  RR  IS

There is an expansion tank correctly installed on the plumbing system.



Supply Lines:

8.5 Material:

- 

Supply lines are CPVC.

8.6 Condition:

- 

The majority of the exposed pipe in the crawlspace is not insulated. Recommend insulating the pipes to help prevent freezing.



**Waste Lines:**

8.7 Material & Condition:      OK   MM   RR   IS  
            Cast Iron - Not fully visible

Cast-iron and galvanized drain piping will rust from the inside to the outside and eventually will need updating. The typical life span of a cast iron and galvanized drain is approximately 50 to 60 years but will vary depending on use and materials / chemicals run through the drains over time. Recommend budgeting for repairs and replacement in the years to come.

There is an active leak noted below the hall bathroom around the tub area. Recommend immediate Repairs by a licensed plumbing contractor.



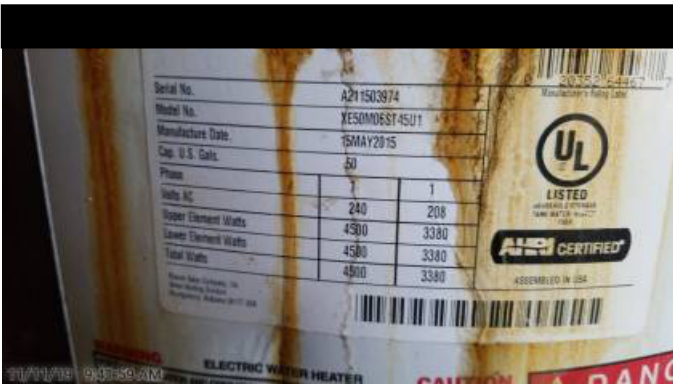
**Hose Bibs / Hookups:**

8.8 General:              

Leaks noted at or around the valve stem on one or more exterior faucets. Recommend repairs by a licensed plumber.

There is at least one hose bib missing the vacuum break (backflow device).

There are gaps noted around one or more of the water faucets around the exterior of the home. Recommend securing and sealing the faucet to the wall to prevent water penetration behind the siding system.



8.11 Condition:

- OK MM RR IS

Unit is located in the crawlspace.

There is evidence of a leak on some portion of the tank. Replacement is recommended.

The water heater was not operational and posed a safety hazard at the time of the inspection. The inspector remove the electrical pull block above the unit and turn the breaker off as a safety precaution.

The water heater will need immediate replacement.



8.12 Tpr

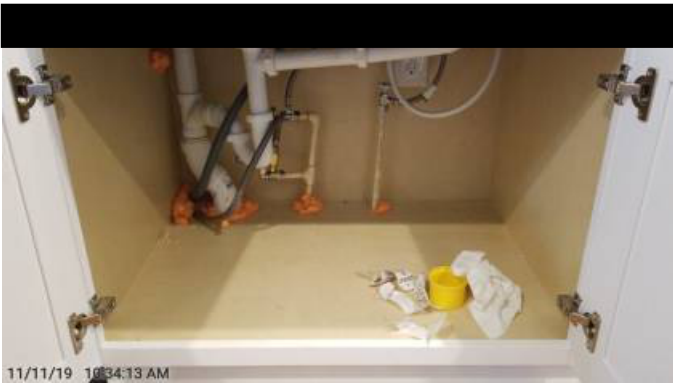
- 

Pressure relief valve drain line is missing or ends prematurely.



9.4 Kitchen Sink Cabinet /  
Countertop:

OK MM RR IS

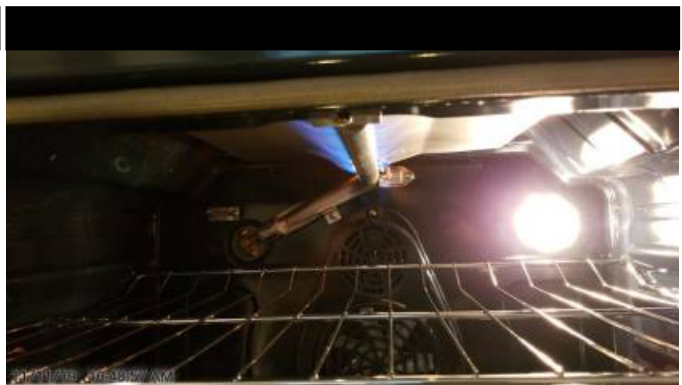


9.5 Garbage Disposal:

None installed.

9.6 Range / Cooktop / Oven

Gas, with electric ignition.



9.7 Ventilation:

External type ventilation

## BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

### Sink & Cabinetry:

10.1 Master Bath:

OK MM RR IS

Drainage is a bit slower than normal on the right side drain. Recommend clearing the drains of any blockage or debris.

Faucet handles are mismatched on the left side sink.



10.2 First Floor Bath:



11.4 Laundry:

- OK
- MM
- RR
- IS

The barn door catches on the floor guide. Recommend adjusting the door up for proper operation.



**Floors:**

11.5 Entry / Foyer / Hall:

- 
- 
- 
- 

The floor is deflecting downward below the load bearing wall in this room. This may indicate inappropriate or inadequate framing below the wall. Recommend obtaining repair recommendations by a qualified framing contractor to properly brace / frame the area below the load bearing wall to help prevent further downward movement.





11.6 Family Room:

- OK   MM   RR   IS
- 

The floor covering material is hardwood.

The flooring directly inside of the exterior door is weathered or water damaged from what appears to be water penetration below the door. Recommend sealing the door from the exterior to help prevent further water penetration and repairs if necessary to the flooring and framing in the area.



11.7 Front Right Bedroom:

- 

Minor water damage noted on the exterior wall. Recommend addressing all water management at the gutters above to help prevent further water penetration in the area. Monitor condition.

