

Eagle Inspection Services, LLC

Property Inspection Report



123 ABC St, Auburn, AL 36832
Inspection prepared for: Andrew Barber
Date of Inspection: 8/16/2022 Time: 08:30 AM
Age of Home: 2010 Size: 3202 sqft
Weather: 83°/Sunny

Inspector: Andrew Barber
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Table Of Contents

Inspection Details	2
Grounds	3-10
Exterior Areas	11-13
Electrical	14-15
Roof	16-21
Attic	22-24
Bathrooms	25-29
Interior Areas	30-33
Kitchen	34-38
Laundry Room	39-41
Heat/AC	42-48
Water Heater	49-51
Garage/Carport	52-54
Glossary	55-56
Report Summary	57-58

Inspection Details

INTRODUCTION:

I appreciate the opportunity to conduct this inspection for you. Please carefully read your entire report. Call me after you have reviewed your report so I can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, I am 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 home. Depending on 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.

RED text are comments of significant deficient components or conditions which need attention, repair or replacement. These findings can be a safety hazard or a deficiency requiring a major expense to correct

BLUE text are observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less significant, but should be addressed.

Purple text are recommended UPGRADES and FYI items that may not be a deficiency, but should be addressed for safety or informational purposes. These items do not appear in the Summary at the end of the report.

Text with **YELLOW** highlights allows you to place your cursor over the word for definitions and additional information regarding the term in the report.

All deficiencies found by the inspector will be listed in the Summary at the end of the report. This will be a valuable tool when creating a "request repair list" for the seller. It may be unreasonable to expect the seller to fix every defect found. I suggest following the advice of a realtor in this area. Please read the entire report, as there may be several UPGRADES or MAINTENANCE items in the report that are not included in the Summary.

For your safety and liability purposes, I recommend that qualified/licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. I 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.

For the purpose of this report all directional references to the house will be made as if one were facing the front of the house.

Overall Condition:

This was a well built home. As with all homes, improvements to the systems and routine maintenance will be needed over time. The improvements recommended in the report are typical of this age and location.

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures, and limitations of the inspection, consult the Standard of Practice the inspection was performed under.

1. Attendance

In Attendance:

- Client present

2. Home Type

Home Type:

- Single Family Home

3. Occupancy

Occupancy:

- Occupied - Furnished

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. I routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

During the grounds inspection the inspector will inspect adjacent or entryway walkways, decks/patios/porches, driveways, vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. The inspector will also inspect electrical, gas, and plumbing located on the grounds. Septic systems are beyond the scope of a home inspection due to most of its parts/piping not visible for inspection. If a septic system is present, the client is advised to obtain any service history from the seller and seek the services of a specialist in evaluating this system.

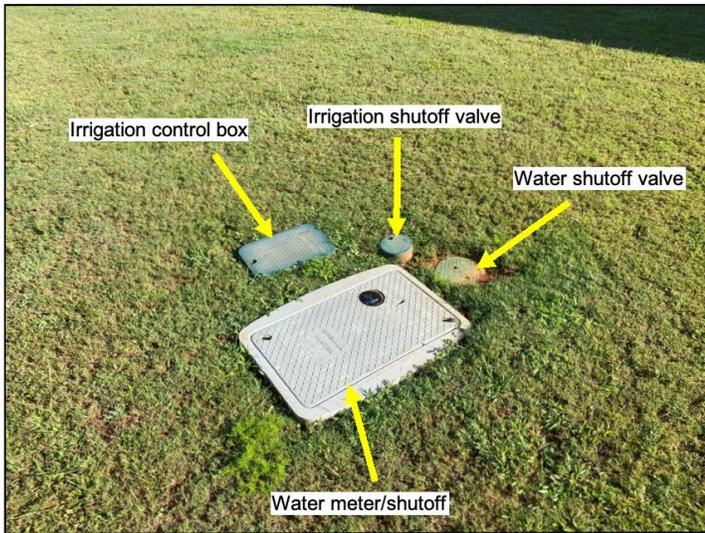
1. Plumbing

Materials:

- Aquapex piping noted.

Observations:

- The water meter/shutoff was located in the front yard.
- **DWV** cleanouts were located on the front and right sides of the structure.



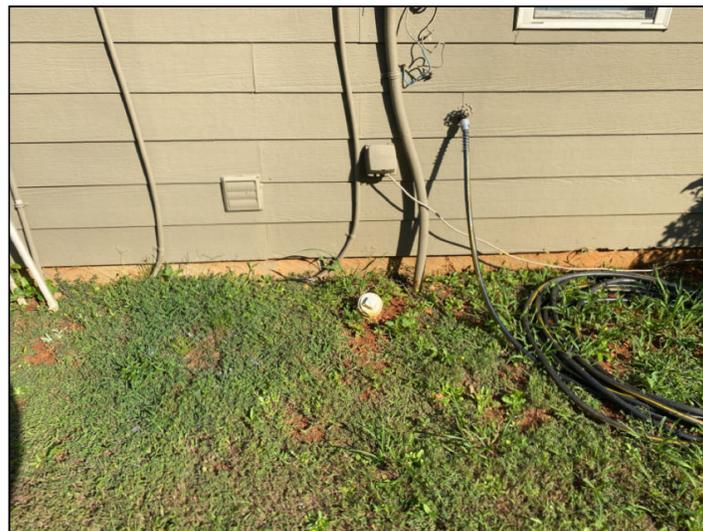
Water meter/shutoff



Water shutoff valve



DWV cleanout



DWV cleanout

2. Driveway and Walkway Condition

Materials:

- Concrete sidewalk and driveway noted.

Observations:

- The driveway and walkways were in acceptable condition with typical cracking observed.
- **MAINTENANCE:** Minor settlement, or "hairline" cracks in driveways are normal for properties of any age. They should, however, be monitored for expansion and sealed as necessary.



3. Grading

Observations:

- The exterior grading appeared to be adequately graded to keep water away from the structure.

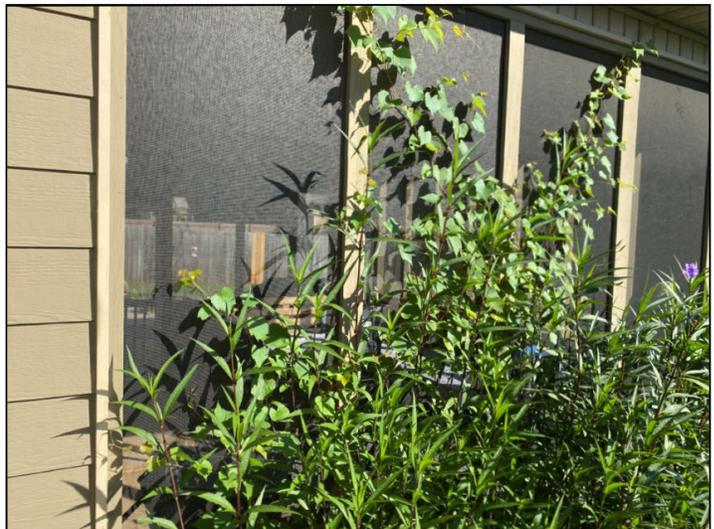
4. Vegetation

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 close proximity to the home can provide pathways for wood destroying insects and moisture, as well as abrade and damage siding, screens and roofs.
- There was vegetation touching the structure. I recommend pruning or removing any plants or trees that are in contact or close proximity to the home to eliminate pathways of wood destroying insects and moisture.



Vegetation touching structure



Vegetation touching structure

5. Fence/Gate Condition

Materials:

- Wood fence noted.

Observations:

- Fences and gates are NOT INCLUDED as part of a home inspection under the Standards of Practice; however, as a courtesy I examined the visible parts of the fence and gate and found them to be in acceptable condition with no major repairs needed.
- MAINTENANCE: Fences and gates should be cleaned and sealed regularly to prolong life.



6. Grounds Electrical

Observations:

- Two front patio lights were not working at the time of the inspection. This is probably due to blown bulbs. I recommend checking for function prior to closing.
- There was a damaged extension cord being used to run power to the storage shed. The damaged cord is an electrocution hazard, and extension cords are temporary wiring. Approved outside wiring should be installed for safety.



Front patio lights not working



Damaged extension cord

7. GFCI

Observations:

- **GFCI** outlets were in place and operational at the time of the inspection.

8. Main Gas Valve Condition

Location:

- There was no natural gas supplied to the structure at the time of the inspection.

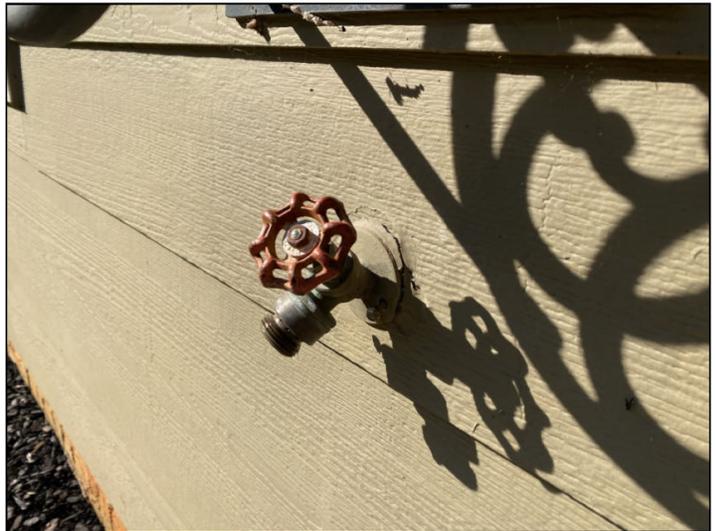
9. Exterior Faucet Condition

Observations:

- The exterior faucets were loose at the structure. I recommend securing the faucets to prevent possible damage to the supply line.



Exterior faucet loose



Exterior faucet loose

10. Water Pressure

Observations:

- The water pressure was measured at 80psi. Normal residential water pressure is between 40-80psi.



11. Pressure Regulator

Observations:

- There was a **pressure regulator** located at water heater #2.



Pressure regulator

12. Patio Condition

Location:

- The patio was located on the front side of the structure.

Observations:

- Minor settlement, or "hairline" cracks noted. These should be monitored for expansion and sealed as necessary.



Typical concrete cracking

13. Porch Condition

Location:

- The porch was located on the back side of the structure.

Observations:

- Minor settlement, or "hairline" cracks noted. These should be monitored for expansion and sealed as necessary.



Typical concrete cracking

14. Irrigation System

Observations:

- The home was equipped with an underground irrigation system. Irrigation systems are beyond the scope of a home inspection, due to most of its parts/piping not visible for inspection; however, the irrigation system was tested for basic operation only at the control panel and was found to be operational. I recommend the client consult with the seller for operation instructions and proper winterizing information.



Irrigation control box

Irrigation shutoff valve

15. Storage Shed

Observations:

- Storage sheds are NOT INCLUDED as part of a home inspection under the Standards of Practice; however, as a courtesy I examined the visible parts of the storage shed and found no major deficiencies.



Exterior Areas

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, I routinely recommend further evaluation be made by a qualified structural engineer. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying 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.

During the exterior inspection the inspector will inspect the exterior wall coverings and trim, all exterior doors, windows, siding, eaves, fascia, paint, stucco, visible portions of the foundation, and exterior dryer vent.

1. Exterior Foundation Condition

Type:

- Concrete slab foundation noted.

Observations:

- There were no deficiencies noted in the visible portions of the exterior foundation.

2. Siding Condition

Materials:

- Fiber cement siding noted.
- Brick/stone veneer siding noted.
- Stucco siding noted.

Observations:

- The exterior siding was in acceptable condition with wear consistent of its age.
- **MAINTENANCE:** I recommend routine monitoring of the caulking around doors, windows and siding. These areas should be properly sealed to prevent moisture intrusion and keep hot and cold air inside during the respective winter and summer months.
- **There were several small nail holes in the exterior siding on the left side of the structure. I recommend sealing these holes as necessary to prevent moisture intrusion.**



Front side



Left side



Back side



Right side



Nail hole



Nail hole

3. Flashing

Observations:

- The visible portions of the flashings were in acceptable condition. Most of the flashing was not visible due to being covered by the siding and trim.

4. Eaves/Fascia/Trim

Observations:

- No deficiencies noted.

5. Doors Condition

Observations:

- The exterior doors were functional during the inspection.
- The exterior back door had damaged weatherstripping. I recommend repair as necessary to help with the efficiency of the home.



Damaged weatherstripping at back door

6. Window Condition

Observations:

- No major system safety or function concerns noted at the time of the inspection.

7. Exterior Paint

Observations:

- No major deficiencies noted.

8. Exterior Dryer Vent

Observations:

- The exterior dryer vent was located on the right side of the structure.
- MAINTENANCE: I recommend routine cleaning to prevent lint buildup.



Exterior dryer vent



Exterior dryer vent

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 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 qualified, licensed electrician.

1. Cable Feed Condition

Type:

- The power to the structure was provided by an underground "service lateral".

Observations:

- No deficiencies noted.



2. Grounding

Observations:

- No deficiencies were noted with the service grounding.

3. Electrical Panel

Location:

- The main electrical panel was located in the garage.

Observations:

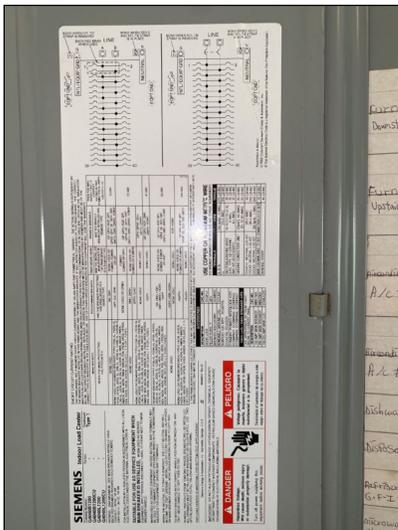
- No major system safety or function concerns noted at the visible portions at the time of the inspection.



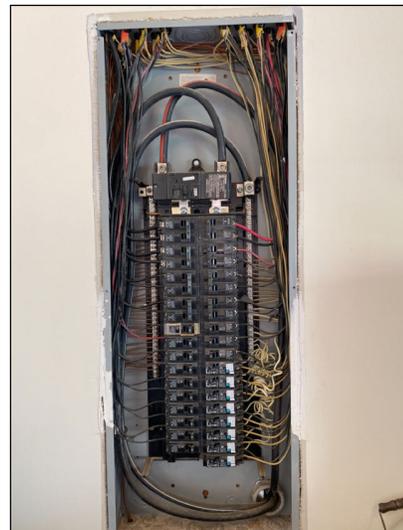
Main electrical panel



Main electrical panel



Main electrical panel



Main electrical panel

4. Main Amp Breaker

Observations:

- 200 amp



5. Breakers

Materials:

- Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.
- **AFCI** breakers were present and functional.

Roof

The inspector will inspect the roof and offer his opinion on the condition. The inspector does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether the roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roof surfaces are walked on where conditions permit without danger to roof damage, unless noted otherwise below. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be contacted. All roof covering requires periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the service history of the roof and inquire about any transferable warranties that may exist. Roof protrusions such as vent pipes and other accessories often loosen with age and should be checked periodically.

1. Roof Type

Type:

- Dormer roof noted.

2. Roof Condition

Inspection method:

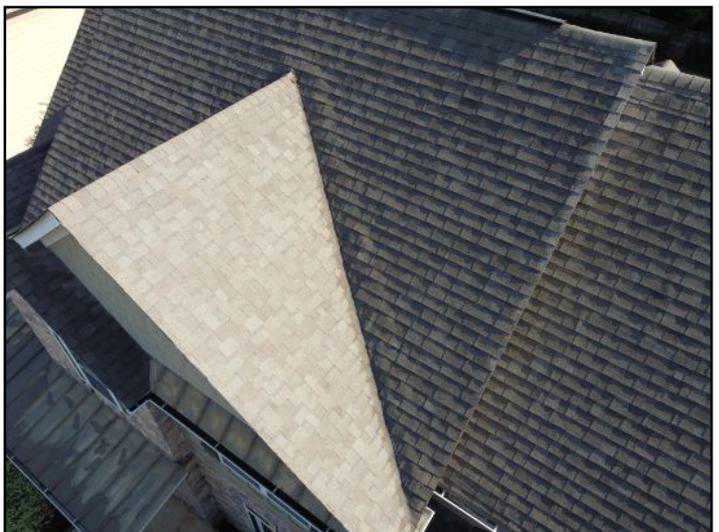
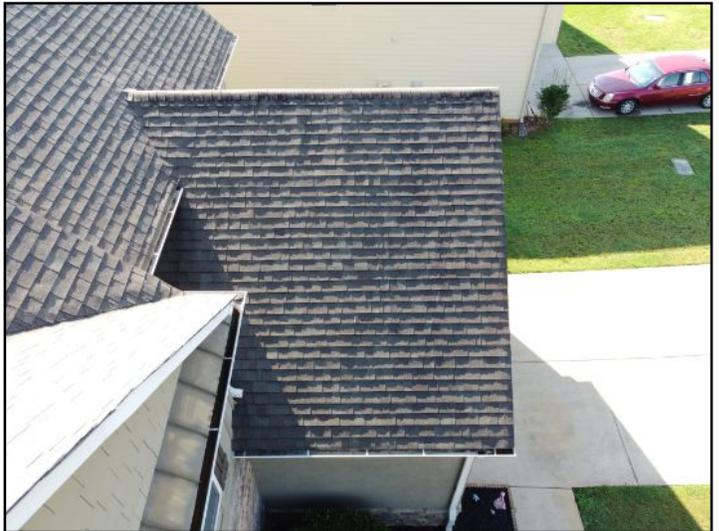
- The roof was inspected with a drone. Photos were taken on site with the drone and transferred to a laptop for examination.

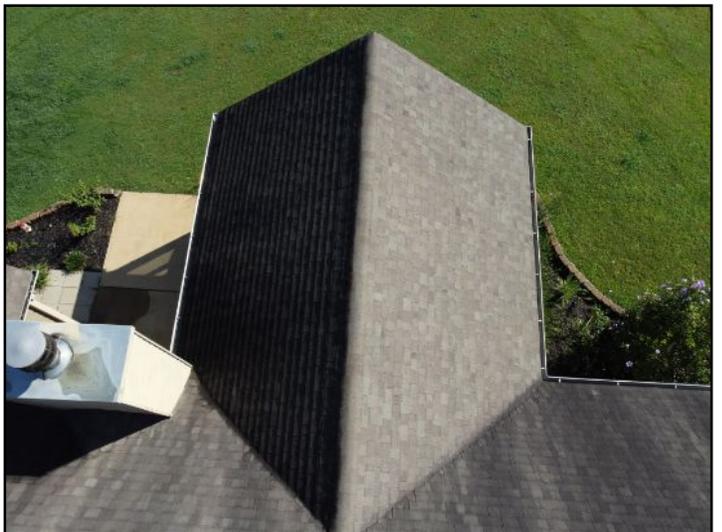
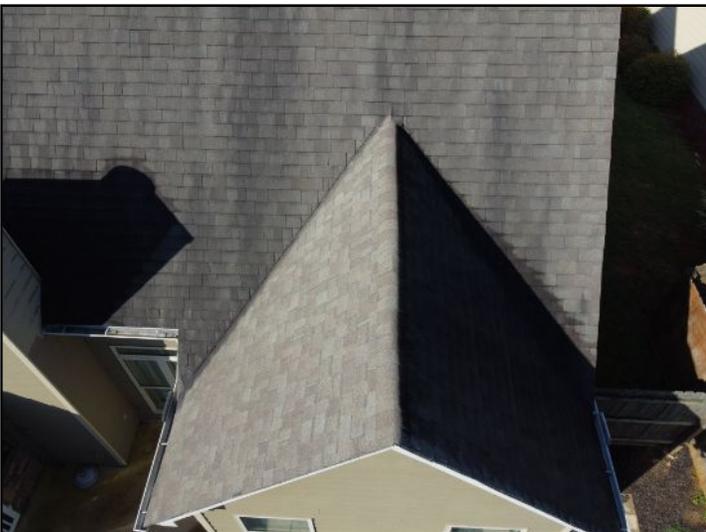
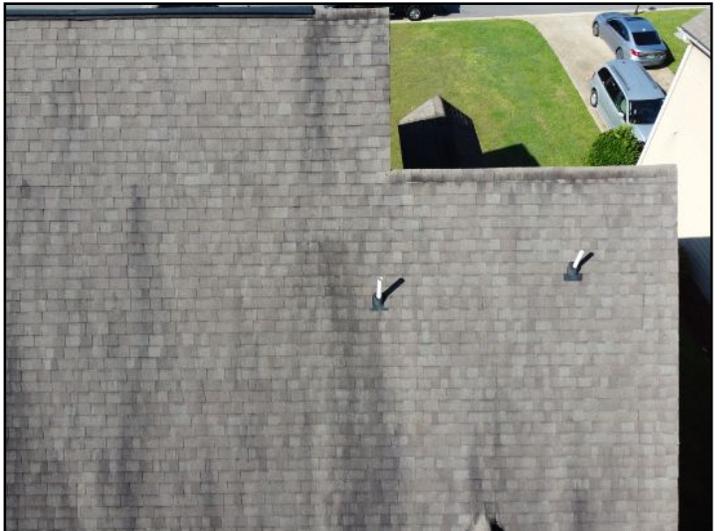
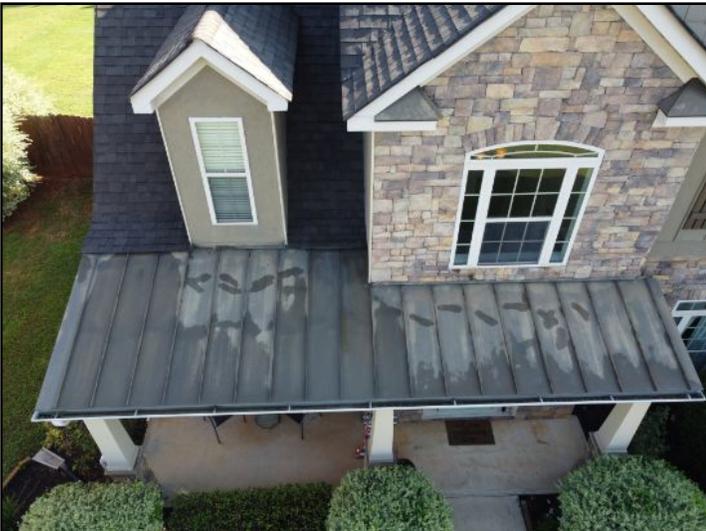
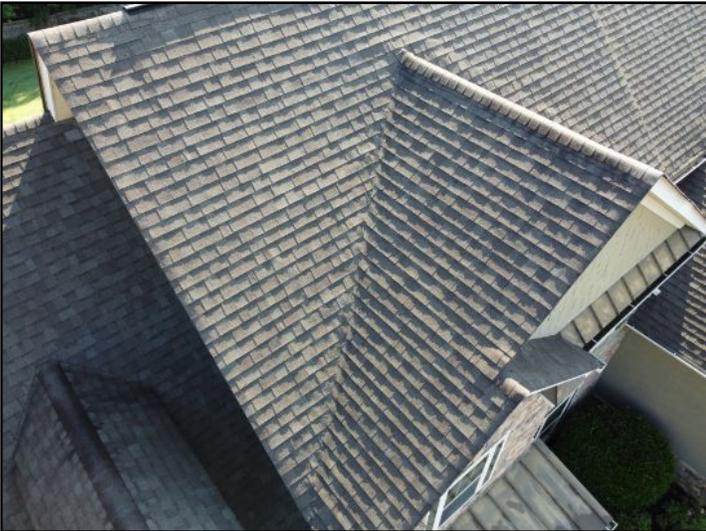
Materials:

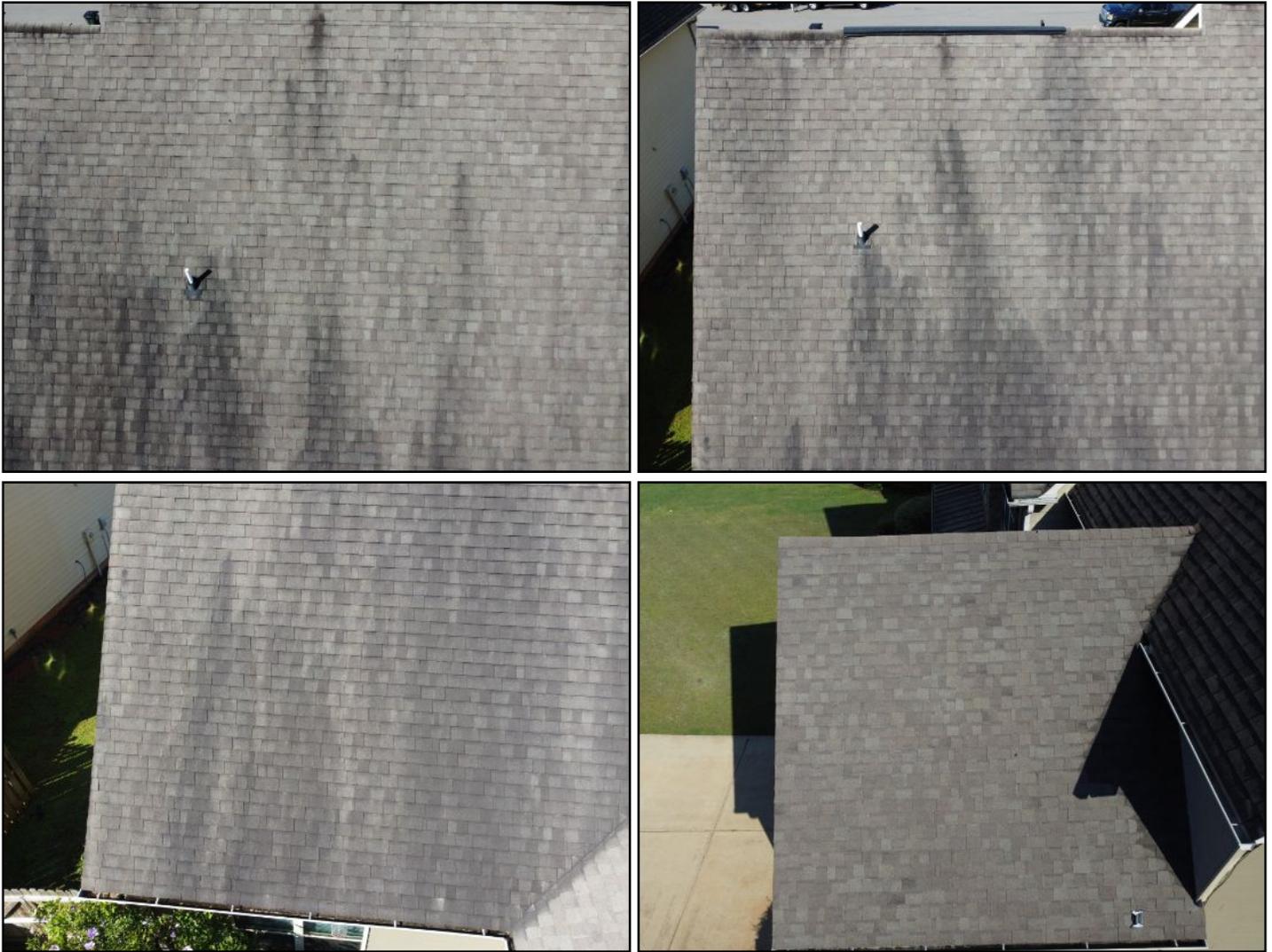
- Architectural asphalt shingles noted.

Observations:

- The roof covering was in acceptable condition with wear consistent of its age, except where noted.
- MAINTENANCE: Roof systems should be periodically cleaned and maintained. Proper maintenance of the roof will help prolong the life of the surfaces.
- FYI: There were four scars on the shingles at the bottom of the dormer. These scars did not appear to be leaking at the time of the inspection; however, I recommend sealing these scars to prevent future moisture intrusion.







3. Flashing

Observations:

- The visible portions of the flashings were in acceptable condition. Most of the flashing was not visible due to being covered by the roof and siding.
- **UPGRADE:** There was no kickout flashing noted. Kickout flashing diverts rainwater away from the siding. I recommend installing kickout flashing to prevent moisture intrusion into the structure.



Missing kickout flashing



Missing kickout flashing

4. Chimney

Observations:

- No major system safety or function concerns noted at the time of the inspection.



5. Vent Pipes

Observations:

- **MAINTENANCE:** Roof protrusions are a common source for leaks if left unchecked. I recommend routinely monitoring all plumbing vents and other through roof systems to prevent moisture from entering the structure.



6. Gutters

Observations:

- No major system safety or function concerns noted at the time of the inspection.
- **MAINTENANCE:** Gutters should be checked and cleaned regularly. Keep gutters clean of any leaves or other debris. Secure gutters to prevent sagging, and seal seams and joints to prevent leaks.
- **UPGRADE:** There were downspouts that terminated onto roof surfaces rather than being routed to gutters below or to the ground level. Although this is quite common, it can reduce the life of roof surface materials below due to large amounts of water frequently flowing over the roof surface. Granules typically are washed off of composition shingles as a result, and leaks may occur. Extending the downspouts in areas where the downspout discharges onto a roof below will extend the life of the shingles in those areas.



Downspout terminates onto roof surface

Attic

The inspector will inspect any accessible attics and describe the insulation and vapor retarders used in unfinished spaces 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 preset. The inspection of insulation and ventilation is not technically exhaustive and does not employ the extensive use of advanced techniques, measurements, instruments, testing, calculations or other means. Insulation and vapor retarders are not disturbed during the inspection. No effort is made to determine the indoor air quality. This determination is beyond the scope of a visual home inspection as it requires air sampling and analysis. The inspector will also inspect the structure, duct work, electrical, plumbing, exhaust, and chimneys if present during the attic inspection.

1. Access

Observations:

- There was an access door located in the closet of the upstairs bonus room.
- There was a pull down ladder located in the main hallway upstairs.



2. Structure

Observations:

- No deficiencies found at the visible portions of the structure at the time of the inspection.



3. Insulation Condition

Materials:

- Loose fill insulation noted.

Depth:

- Insulation averages 10-12 inches in depth.

Observations:

- The insulation level in the attic is typical for homes of this type.

4. Ventilation Type

Type:

- Ridge exhaust venting noted.
- Under eave soffit inlet venting noted.



Ridge exhaust vent



Under eave soffit vent

5. Ventilation Condition

Observations:

- The attic ventilation appeared to be functioning as intended.

6. Ductwork

Observations:

- The visible portions of the ductwork appeared to be functional at the time of the inspection.



7. Attic Plumbing Condition

Materials:

- PVC piping noted.

Observations:

- No deficiencies noted in plumbing vent piping.



8. Exhaust Vent

Observations:

- I was unable to observe bathroom exhaust vents due to attic insulation.

Bathrooms

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 inspection area of the house. 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. Fixtures that are slow to drain can often times be remedied with simple plumbing fixes; however, sometimes there are problems in the pipes themselves that may require extensive efforts. I recommend any fixture that is noted as "slow to drain" be corrected prior to closing and evaluation by a qualified plumber if necessary.

1. Cabinets

Observations:

- The cabinets and drawers were functional during the inspection.

2. Sinks

Observations:

- The sinks were functional during the inspection.
- The bathroom sink stoppers were missing. I recommend correction for proper operation.



Sink stopper missing in downstairs bathroom #1



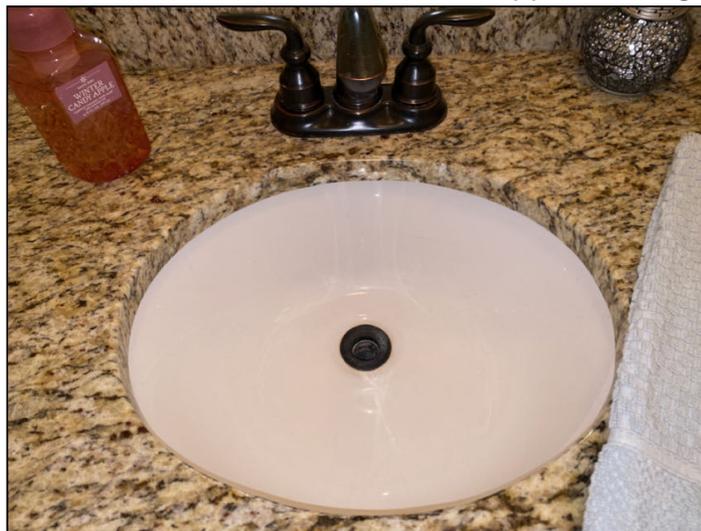
Sink stopper missing in downstairs bathroom #2



Sink stopper missing in downstairs bathroom #2



Sink stopper missing in upstairs bathroom #1



Sink stopper missing in upstairs bathroom #2

3. Plumbing Condition

Materials:

- PVC piping noted.
- Aquapex piping noted.
- Stainless steel tubing noted.

Observations:

- No deficiencies noted. No leaks observed.



Downstairs bathroom #1



Downstairs bathroom #1



Downstairs bathroom #2



Downstairs bathroom #2



Downstairs bathroom #2



Upstairs bathroom #1



Upstairs bathroom #1



Upstairs bathroom #2



Upstairs bathroom #2

4. Toilets

Observations:

- The toilets were functional during the inspection.

5. Bath Tubs

Observations:

- The tubs were functional during the inspection.
- The stopper to the tub in upstairs bathroom #1 was inoperable at the time of the inspection. I recommend correction for proper operation.
- There were chips in the tub enamel in downstairs bathroom #2. I recommend repair to prevent damage.



Tub stopper inoperable in upstairs bathroom #1



Chips in tub enamel in downstairs bathroom #2

6. Shower Condition

Observations:

- The showers were functional during the inspection.

7. Exhaust Fans

Observations:

- The bath fans were functional during the inspection.
- MAINTENANCE: I recommend routine cleaning to prolong life and reduce noise.
- The bath fan in downstairs bathroom #2 vibrates or is excessively noisy. The fan may eventually need to be replaced to correct this condition.



Noisy bath fan in downstairs bathroom #2

8. GFCI

Observations:

- GFCI outlets were in place and operational at the time of the inspection.

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. Floor Condition

Materials:

- Hardwood floors noted.
- Carpeted floors noted.
- Tile floors noted.

Observations:

- No major deficiencies noted in the floors throughout the structure.

2. Wall Condition

Materials:

- Drywall noted.

Observations:

- No major deficiencies noted in the walls throughout the structure.

3. Ceiling Condition

Materials:

- Drywall ceilings noted.

Observations:

- No major deficiencies noted in the ceilings throughout the structure.

4. Cabinets

Observations:

- The interior cabinets and drawers were functional at the time of the inspection.

5. Ceiling Fans

Observations:

- The ceiling fans operated when tested. No deficiencies noted.

6. Closets

Observations:

- The closets were in acceptable condition.

7. Doorbell

Observations:

- Operated when tested. No deficiencies noted.

8. Doors

Observations:

- Operated when tested. No deficiencies found, except where noted.
- There were interior doors that needed to be repaired/adjusted to function properly. I recommend repair/adjustment for proper operation.



Closet door in upstairs bedroom #1 rubs frame



Closet door in upstairs bedroom #3 rubs frame

9. Window Condition

Materials:

- Vinyl/Composite framed single hung windows noted.

Observations:

- Operated when tested. No deficiencies noted.

10. Electrical

Observations:

- FYI: The Open House panel located in the closet of downstairs bathroom #2 is a wiring panel for all the audio and communication (telephone, data, TV) wiring in the house.



Open House panel

11. Stairs & Handrail

Observations:

- No deficiencies noted at the time of the inspection.

12. Fireplace Condition

Type:

- Wood burning fireplace with refractory panels noted.

Location:

- The fireplace was located in the main living area.

Observations:

- I was able to conduct a limited review of the fireplace and chimney and found no deficiencies. I recommend a full review of the fireplace and chimney by a qualified chimney sweep prior to first use.
- The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel- burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership.
- **UPGARDE:** I recommend installing glass doors on the fireplace. Glass doors can reduce heating and cooling costs. Glass doors radiate heat into a room better than a fireplace without doors. Glass doors also offer protection from sparks or logs tumbling out of the fireplace, and prevent children from getting too close to the fireplace.



13. Smoke Detectors

Observations:

- Smoke detectors were present and functional at the time of the inspection. No CO detectors were present.
- MAINTENANCE: I recommend Smoke/CO detectors be tested and have batteries changed twice yearly. It is recommended that Smoke/CO detectors be installed and maintained on every level of the home, in every bedroom, and outside each sleeping area.
- UPGRADE: No Carbon Monoxide (CO) detectors were present. If gas appliances, a wood burning fireplace or an attached garage exists, it is highly recommended that CO detectors be installed and maintained throughout the structure. CO is a poisonous gas that is dangerous because it is odorless, colorless, and tasteless.

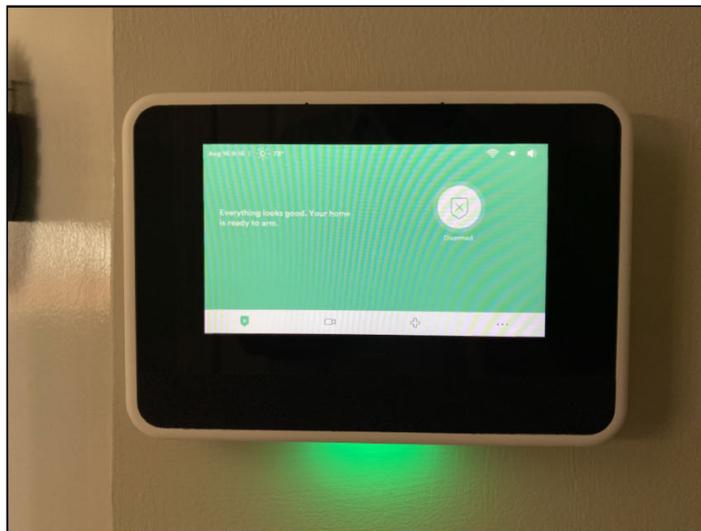


Smoke detector

14. Security System

Observations:

- Security Systems are not tested during the inspection. I recommend consulting with the seller for operational instructions.



Kitchen

Kitchens typically include an oven/range, dishwasher, sink and other appliances. Don't assume because I check an appliance that it is being sold with the home. Always check your real estate contract for a list of appliances that are staying with the home upon sale or transfer. Installed appliances will be tested as will the electrical, sinks, plumbing and venting. Ceilings, walls, floors and cabinets will all be checked for damage and moisture. I will check for as many issues as possible, but some problems may be undetectable due to problems within the floors or walls, or defects concealed by stored personal items.

1. Cabinets

Observations:

- The cabinets and drawers were functional during the inspection.

2. Electrical

Observations:

- The cooktop light was inoperable at the time of the inspection. This is probably due to a blown bulb(s). I recommend replacing the bulb(s) and checking for function prior to closing.



Cooktop light not working

3. GFCI

Observations:

- GFCI outlets were in place and operational at the time of the inspection.

4. Refrigerator

Observations:

- The refrigerator was functional and in adequate condition. I cannot determine the efficiency of the appliance.

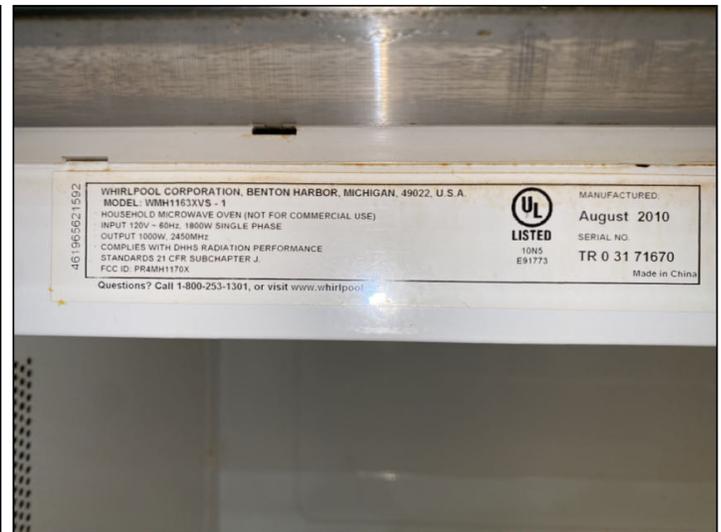




5. Microwave

Observations:

- The microwaves were functional and in adequate condition. I cannot determine the efficiency of the appliances.



Upstairs microwave

6. Vent Condition

Type:

- Recirculating

Observations:

- Operated when tested. No deficiencies noted.

7. Range/Oven/Cooktop

Observations:

- The heating elements/burners and oven operated when tested. This does not confirm the efficiency of the system.



8. Dishwasher

Observations:

- The dishwasher was functional and in adequate condition. I cannot determine the efficiency of the appliance.



9. Sinks

Observations:

- Operated when tested. No deficiencies noted.



Upstairs sink

10. Plumbing Condition

Materials:

- PVC piping noted
- Aquapex piping noted.

Observations:

- No deficiencies noted. No leaks observed.



Upstairs sink

11. Garbage Disposal

Observations:

- Operated when tested. No deficiencies noted.



Laundry Room

Laundry rooms can typically include a washer/dryer, wash basin, cabinets/shelves, etc... Don't assume because I check an appliance that it is being sold with the home. Always check your real estate contract for a list of appliances that are staying with the home upon sale or transfer. Installed appliances will be tested as will the electrical, sinks, plumbing and venting. Ceilings, walls, floors and cabinets will all be checked for damage and moisture. I will check for as many issues as possible, but some problems may be undetectable due to problems within the floors or walls, or defects

concealed by stored personal items.

1. Location

Observations:

- The laundry room was located downstairs.

2. Plumbing

Observations:

- Washing machine plumbing connections were not operated during the inspection. As per the Inspection Agreement, this system is beyond the scope of this report and was not inspected.
- **MAINTENANCE:** Washing machine hoses should be checked for damage or leaks yearly and replaced every 3-5 years. Auto-Shutoff hoses are recommended. These hoses have a shut-off mechanism at one end as an added safety feature. If the hose bursts, the connector can sense the water pressure change and stop the flow of water.



3. Electrical

Observations:

- No deficiencies noted with the 120/volt washing machine and 240/volt 4-prong dryer electrical outlets.



120/volt washing machine electrical outlet



240/volt 4-prong dryer electrical outlet

4. GFCI

Observations:

- GFCI outlets were in place and operational at the time of the inspection.

5. Cabinets

Observations:

- Operated when tested. No deficiencies noted.

6. Washer/Dryer

Observations:

- The washer and dryer were functional and in adequate condition. I cannot determine the efficiency of these appliances.



7. Dryer Vent

Observations:

- No deficiencies observed at the visible portions of the dryer vent at the time of the inspection.



8. Wash Basin

Observations:

- No deficiencies noted. No leaks observed.



Heat/AC

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the actual presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection.

Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified HVAC technician. A normal service and maintenance contract by a qualified HVAC technician is recommended. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

The best preventative maintenance for air conditioners is regular cleaning or changing of air filters. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to ensure optimum performance. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. This inspection report is not intended to address the condition of specialized system components such as electronic air filters, due to their technical nature. I offer no opinion on cooling supply adequacy or distribution balance of air flow, as both are subjective measures. When measuring the temperature Drop (Delta T), I make every effort to obtain a reading from as close to the return or supply registers as possible.

1. A/C Compress Condition

Compressor Type:

- Heat Pump

Location:

- Both **A/C** units were located on the exterior grounds, on the right side of the structure.

Observations:

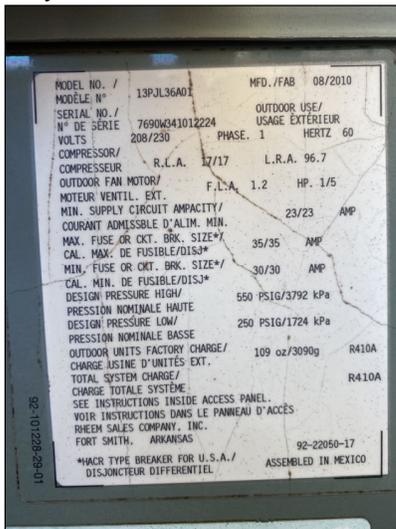
- The A/C units were functional at the time of the inspection.



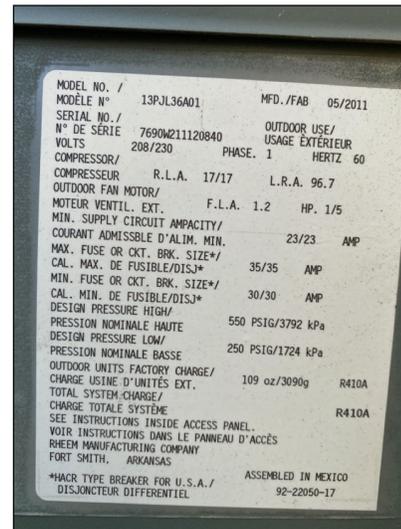
2. A/C Age

Observations:

- A/C units generally have a 15-20 year life expectancy; however, most units can last much longer if properly maintained. I recommend an HVAC technician inspect and clean the system prior to the start of each season.
- The A/C unit on the left was approximately a 2010 model, and the A/C unit on the right was approximately a 2011 model.



A/C unit #1-2010 model/3 ton capacity



A/C unit #2-2011 model/3 ton capacity

3. A/C Capacity

Observations:

- Both A/C units appeared to have a 3 ton capacity.

4. Temperature Drop

Observations:

- The typical temperature differential split between supply and return air in air conditioners of this type is 15°-20°F.
- The upstairs A/C system responded and achieved an acceptable differential temperature of 18°F.
- **The downstairs A/C system failed by not achieving any drop in temperature. I recommend review by a qualified HVAC technician.**



Downstairs temperature drop



Downstairs temperature drop



Upstairs temperature drop



Upstairs temperature drop

5. Heater Condition

Observations:

- The heater/air handlers were located in the attic.

Type:

- Electric forced hot air.

Observations:

- The heating systems were functional at the time of the inspection. I recommend consulting with the seller regarding the service history of the systems.



Heater/air handler #1-Downstaors



Heater/air handler #1



Heater/air handler #1



Heater/air handler #2-Upstairs



Heater/air handler #2



Heater/air handler #2

6. Heater/Air Handler Age

Observations:

- Heaters/air handlers generally have a 15-20 year life expectancy; however, most units can last much longer if properly maintained. I recommend an HVAC technician inspect and clean the system prior to the start of each season.
- Heater/air handler #1 was approximately a 2009 model.
- Heater/air handler #2 was approximately a 2011 model.

PHED: MO/YEAR RHEEM SALES COMPANY, INC.
 FRQ: MO/JAUNE 08/2009
 L/MODELE # RHSL-HM36173A SERIAL/EN SERIE # M3109 04
 S 208/240 PH/Hz 1/60 MOTOR HP/P
 ATTENTION: MARK HEATER KIT INSTALLED IN THE LEFT COLUMN
 L'APPAREIL DE CHAUFFAGE DE MARGE A INSTALLER DANS LA COLONNE GAUCHE

HEATER MODEL / MODELE DE CHAUFFAGE	TYPE OF KIT / TYPE DE KIT	VOLTS / VOLTS	PH / HZ	HP / KW	AMPS / A	BTU / HOUR	SEER / EER
RH-17A153	SINGLE	208/240	1/60	2.25/3.0	18.8/22.5	2.5	
RH-17A153	SINGLE	208/240	1/60	3.4/4.8	17.3/20.0	2.5	
RH-17A153	SINGLE	208/240	1/60	5.4/7.2	26.0/30.0	2.5	
RH-17A153	SINGLE	208/240	1/60	7.2/9.6	34.6/40.0	2.5	
RH-17A153	SINGLE	208/240	1/60	9.4/12.8	45.1/52.0	2.5	
RH-17A153	MULTI CKT 1	208/240	1/60	3.1/4.2	15.0/17.4	2.5	
RH-17A153	MULTI CKT 2	208/240	1/60	10.3/13.8	30.1/34.4	0.0	
RH-17A153	MULTI CKT 1	208/240	1/60	10.3/14.4	31.0/36.0	2.5	
RH-17A153	MULTI CKT 2	208/240	1/60	7.2/9.6	34.6/40.0	2.5	
RH-17A153	MULTI CKT 1	208/240	1/60	12.8/17.0	45.0/50.0	0.0	
RH-17A153	MULTI CKT 2	208/240	1/60	4.3/5.7	20.5/23.0	2.5	
RH-17A153	MULTI CKT 1	208/240	1/60	5.7/7.5	27.0/30.0	1.0	
RH-17A153	MULTI CKT 2	208/240	1/60	5.4/7.2	26.0/30.0	2.5	
RH-17A153	MULTI CKT 1	208/240	1/60	7.2/9.6	34.6/40.0	2.5	
RH-17A153	MULTI CKT 2	208/240	1/60	10.3/13.8	30.1/34.4	0.0	
RH-17A153	MULTI CKT 1	208/240	1/60	10.3/14.4	31.0/36.0	2.5	
RH-17A153	MULTI CKT 2	208/240	1/60	7.2/9.6	34.6/40.0	2.5	
RH-17A153	MULTI CKT 1	208/240	1/60	12.8/17.0	45.0/50.0	0.0	
RH-17A153	MULTI CKT 2	208/240	1/60	4.3/5.7	20.5/23.0	2.5	
RH-17A153	MULTI CKT 1	208/240	1/60	5.7/7.5	27.0/30.0	1.0	
RH-17A153	MULTI CKT 2	208/240	1/60	5.4/7.2	26.0/30.0	2.5	
RH-17A153	MULTI CKT 1	208/240	1/60	7.2/9.6	34.6/40.0	2.5	

Heater/air handler #1-2009 model

DATE: 05/2011 RHEEM MANUFACTURING COMPANY ASSEMBLED IN MEXICO
 FORT SMITH, ARKANSAS REUNE AIX MEXIQUE
 MODEL/MODELE RHSL-HM3617A SERIAL/EN SERIE W2112879
 VOLTS 208/240 PH/Hz 1 / 60 MOTOR HP/P.L.A. 10 / 7.5
 MOTEUR PSC/P.L.A.
 ATTENTION: MARK HEATER KIT INSTALLED IN LEFT COLUMN/LA TROUSSE D'APPAREIL DE CHAUFFAGE DE MARGE A INSTALLER DANS LA COLONNE GAUCHE

HEATER MODEL / MODELE DE CHAUFFAGE	TYPE OF KIT / TYPE DE KIT	VOLTS / VOLTS	PH / HZ	HP / KW	AMPS / A	BTU / HOUR	SEER / EER
RH-17A153	SINGLE	208/240	1/60	2.25/3.0	18.8/22.5	2.5	
RH-17A153	SINGLE	208/240	1/60	3.4/4.8	17.3/20.0	2.5	
RH-17A153	SINGLE	208/240	1/60	5.4/7.2	26.0/30.0	2.5	
RH-17A153	SINGLE	208/240	1/60	7.2/9.6	34.6/40.0	2.5	
RH-17A153	SINGLE	208/240	1/60	9.4/12.8	45.1/52.0	2.5	
RH-17A153	MULTI CKT 1	208/240	1/60	3.1/4.2	15.0/17.4	2.5	
RH-17A153	MULTI CKT 2	208/240	1/60	10.3/13.8	30.1/34.4	0.0	
RH-17A153	MULTI CKT 1	208/240	1/60	10.3/14.4	31.0/36.0	2.5	
RH-17A153	MULTI CKT 2	208/240	1/60	7.2/9.6	34.6/40.0	2.5	
RH-17A153	MULTI CKT 1	208/240	1/60	12.8/17.0	45.0/50.0	0.0	
RH-17A153	MULTI CKT 2	208/240	1/60	4.3/5.7	20.5/23.0	2.5	
RH-17A153	MULTI CKT 1	208/240	1/60	5.7/7.5	27.0/30.0	1.0	
RH-17A153	MULTI CKT 2	208/240	1/60	5.4/7.2	26.0/30.0	2.5	
RH-17A153	MULTI CKT 1	208/240	1/60	7.2/9.6	34.6/40.0	2.5	
RH-17A153	MULTI CKT 2	208/240	1/60	10.3/13.8	30.1/34.4	0.0	
RH-17A153	MULTI CKT 1	208/240	1/60	10.3/14.4	31.0/36.0	2.5	
RH-17A153	MULTI CKT 2	208/240	1/60	7.2/9.6	34.6/40.0	2.5	
RH-17A153	MULTI CKT 1	208/240	1/60	12.8/17.0	45.0/50.0	0.0	
RH-17A153	MULTI CKT 2	208/240	1/60	4.3/5.7	20.5/23.0	2.5	
RH-17A153	MULTI CKT 1	208/240	1/60	5.7/7.5	27.0/30.0	1.0	
RH-17A153	MULTI CKT 2	208/240	1/60	5.4/7.2	26.0/30.0	2.5	
RH-17A153	MULTI CKT 1	208/240	1/60	7.2/9.6	34.6/40.0	2.5	

Heater/air handler #2-2011 model

7. Heater Base

Observations:

- The heater/air handler bases appeared to be functional.



Heater/air handler #1-Condensate overflow switch



Heater/air handler #2-Condensate overflow switch

8. Electrical

Observations:

- No deficiencies noted.

9. Register Condition

Materials:

- Ceiling supply registers noted downstairs.
- Ceiling supply registers noted upstairs.

Observations:

- The return and supply air systems appeared to be functional at all accessible registers. I am unable to determine the adequacy of this system.

10. Refrigerant Lines

Observations:

- No deficiencies noted at the visible portions of the refrigerant lines.
- **UPGRADE:** There was missing or damaged insulation at the refrigeration line. This can affect the efficiency of the system due to heat loss. I recommend installing insulation so that all of the line is covered.



Missing/damaged insulation on refrigerant line

11. Filters

Location:

- The downstairs air filter was located in a filter grille in the downstairs hallway.
- The upstairs air filter was located inside a filter grille in the upstairs hall ceiling.

Observations:

- **MAINTENANCE:** Air filter(s) should be inspected at least monthly and cleaned or replaced as required. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



Downstairs air filter



Downstairs air filter



Upstairs air filter



Upstairs air filter

12. Thermostats

Observations:

- Operated when tested. No deficiencies noted.
- Thermostats are not checked for calibration or timed functions.



Downstairs thermostat



Upstairs thermostat

Water Heater

1. Water Heater Condition

Heater Type:

- Electric water heaters noted.

Location:

- Water heater #1 was located in the garage.
- Water heater #2 was located under the stairs.

Observations:

- The water heaters were functional at the time of the inspection.
- **MAINTENANCE:** I recommend routine maintenance to prolong life.



Water heater #1



Water heater #2

2. Water Heater Age

Observations:

- The water heaters were approximately 2010 models.
- Water heater life expectancy is typically 10-12 years; however, units can last much longer if properly maintained. I recommend routine maintenance to prolong life.
- **FYI: The water heaters are nearing the end of their average service life. While the water heaters may still be functional, they could fail at any time. I recommend budgeting for eventual replacement and evaluation by a qualified plumber if necessary.**



Water heater #1-2010 model/50 gallon



Water heater #2-2010 model/50 gallon

3. Water Heater Capacity

Observations:

- 2x50 gallons.

4. Plumbing

Materials:

- CPVC piping noted.

Observations:

- No deficiencies observed at the visible portions of the supply piping.



Water heater #1



Water heater #2

5. Electrical

Observations:

- No deficiencies noted.

6. Base

Observations:

- The water heater base appeared functional.
- **UPGRADE:** There was no drain pan present under water heater #2. A drain pan is generally recommended under your water heater tank, especially if your water heater is located inside your home. The drain pan should include a 3/4" drain line to an approved location.

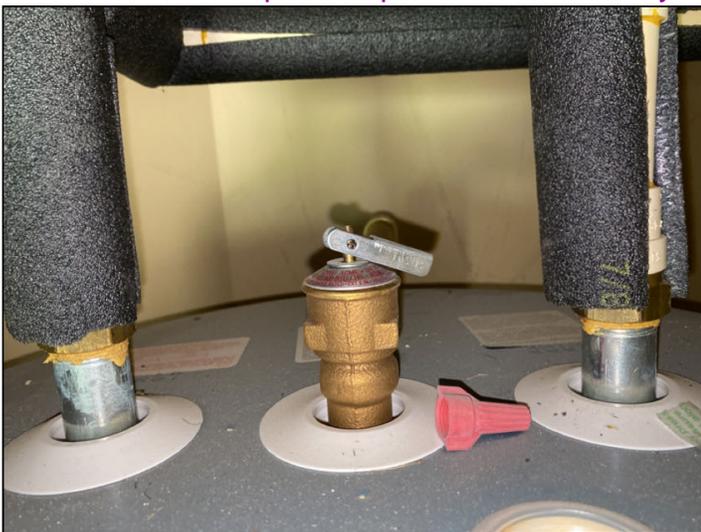


Water heater #2-No drain pan

7. TPRV

Observations:

- The **TPR valve** and discharge pipe appeared to be in satisfactory condition at the visible portions.
- **FYI:** The TPR valve discharge pipe for water heater #1 terminates in the garage. If water is ever observed leaking from this pipe, it can be an indication that this safety valve is failing and you should contact a qualified plumber immediately to evaluate the system.



Water heater #1



TPR valve discharge location



Water heater #1

Garage/Carport

1. Floor Condition

Type:

- Concrete floors noted.

Observations:

- Minor settlement, or "hairline" cracks noted. These should be monitored for expansion and sealed as necessary.



Typical concrete cracking

2. Electrical

Observations:

- GFCI outlets were in place and operational at the time of the inspection.
- There were two fixture globes missing in the garage. I recommend replacing the globes for safety.



Garage door opener fixture globe missing



Garage light fixture globe missing

3. Exterior Door

Observations:

- There was no exterior door present.

4. Interior Door

Observations:

- Operated when tested.
- **UPGRADE:** There was no self-closing device on the door from the house leading to the garage. I recommend that one be installed in order to protect the residence against garage originated fires and carbon monoxide.



Recommend upgrading with self-closing device

5. Garage Door Condition

Type:

- Two sectional doors noted.

Observations:

- Operated when tested. No deficiencies noted.
- **MAINTENANCE:** I recommend routine maintenance to reduce noise and prolong life.



6. Garage Opener Status

Observations:

- Chain drive openers noted.



7. Garage Door's Reverse Status

Observations:

- The garage door eye beams and auto-reverse were functional at the time of the inspection.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	An arc-fault circuit interrupter (AFCI) is a circuit breaker that breaks the circuit when it detects the electric arcs that are a signature of loose connections in home wiring. Loose connections, which can develop over time, can sometimes become hot enough to ignite house fires. AFCI breakers are required in all homes constructed after 2014.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer. Typically there is a cleanout located on the exterior grounds of the structure. This cleanout is the best place for you or a plumber to use a drain snake or motorized auger to dislodge clogs in the main drain line.
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.
Pressure Regulator	A pressure regulator (sometimes called a pressure-reducing valve) is a plumbing valve that reduces the water pressure coming into the structure through the main water line. The valve brings down the pressure to a safe level before water reaches any plumbing fixtures inside the structure. Too much water pressure can cause many plumbing problems, so it is important to keep the water pressure under control.

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.

Report Summary

The Summary below consists of all the deficiencies found by the inspector. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw attention to. This Summary will be a valuable tool when creating a "repair request list" for the seller. It may be unreasonable to expect the seller to correct every defect found. The Summary reflects the opinion of the inspector. Please review all pages of the report, as the Summary alone does not explain suggested routine maintenance and recommended upgrades. All repairs should be completed by a licensed and bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for work done.

Grounds		
Page 5 Item: 4	Vegetation	<ul style="list-style-type: none"> There was vegetation touching the structure. I recommend pruning or removing any plants or trees that are in contact or close proximity to the home to eliminate pathways of wood destroying insects and moisture.
Page 6 Item: 6	Grounds Electrical	<ul style="list-style-type: none"> Two front patio lights were not working at the time of the inspection. This is probably due to blown bulbs. I recommend checking for function prior to closing. There was a damaged extension cord being used to run power to the storage shed. The damaged cord is an electrocution hazard, and extension cords are temporary wiring. Approved outside wiring should be installed for safety.
Page 7 Item: 9	Exterior Faucet Condition	<ul style="list-style-type: none"> The exterior faucets were loose at the structure. I recommend securing the faucets to prevent possible damage to the supply line.
Exterior Areas		
Page 11 Item: 2	Siding Condition	<ul style="list-style-type: none"> There were several small nail holes in the exterior siding on the left side of the structure. I recommend sealing these holes as necessary to prevent moisture intrusion.
Page 13 Item: 5	Doors Condition	<ul style="list-style-type: none"> The exterior back door had damaged weatherstripping. I recommend repair as necessary to help with the efficiency of the home.
Bathrooms		
Page 25 Item: 2	Sinks	<ul style="list-style-type: none"> The bathroom sink stoppers were missing. I recommend correction for proper operation.
Page 29 Item: 5	Bath Tubs	<ul style="list-style-type: none"> The stopper to the tub in upstairs bathroom #1 was inoperable at the time of the inspection. I recommend correction for proper operation. There were chips in the tub enamel in downstairs bathroom #2. I recommend repair to prevent damage.
Page 29 Item: 7	Exhaust Fans	<ul style="list-style-type: none"> The bath fan in downstairs bathroom #2 vibrates or is excessively noisy. The fan may eventually need to be replaced to correct this condition.

Interior Areas		
Page 31 Item: 8	Doors	<ul style="list-style-type: none">• There were interior doors that needed to be repaired/adjusted to function properly. I recommend repair/adjustment for proper operation.
Kitchen		
Page 35 Item: 2	Electrical	<ul style="list-style-type: none">• The cooktop light was inoperable at the time of the inspection. This is probably due to a blown bulb(s). I recommend replacing the bulb(s) and checking for function prior to closing.
Heat/AC		
Page 43 Item: 4	Temperature Drop	<ul style="list-style-type: none">• The downstairs A/C system failed by not achieving any drop in temperature. I recommend review by a qualified HVAC technician.
Garage/Carport		
Page 52 Item: 2	Electrical	<ul style="list-style-type: none">• There were two fixture globes missing in the garage. I recommend replacing the globes for safety.