

# ***Eagle Inspection Services, LLC***

## **Property Inspection Report**



123 ABC St, Anytown, AL 36830  
Inspection prepared for: Andrew Barber  
Date of Inspection: 5/22/2022 Time: 8:30am  
Age of Home: 2018 Size: 2500 sqft  
Weather: 85°/Sunny

Inspector: Andrew Barber  
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# 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 componets 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 componenets 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 recommneded 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 survey was performed under.

### 1. Attendance

In Attendance:

- Client present

### 2. Home Type

Home Type:

- Single Family Home

### 3. Occupancy

Occupancy:

- Vacant

## 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.

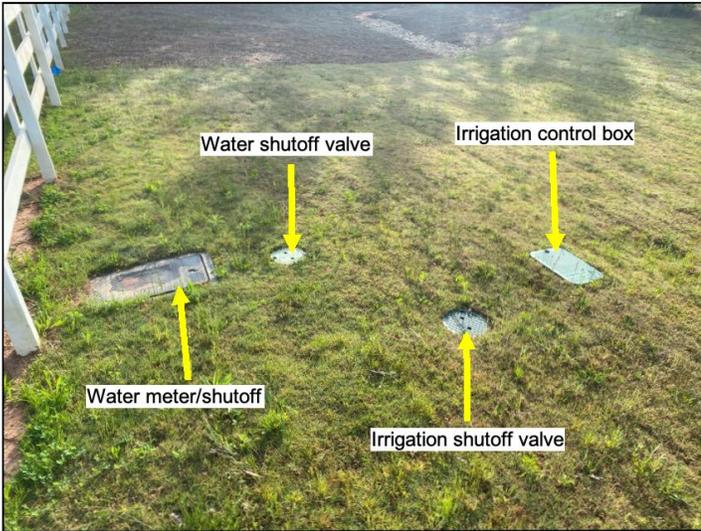
### 1. Plumbing

Materials:

- Aquapex piping noted.

Observations:

- The water meter/shutoff was located in the front yard.
- The **DWV** cleanout was located on the back side of the structure.
- Septic system noted. Septic systems are beyond the scope of a home inspection due to most of its parts/piping not visible for inspection. The client is advised to obtain any service history from the seller and seek the services of a specialist in evaluating this system.



Water meter/shutoff



Water shutoff valve/Pressure regulator



DWV cleanout



Septic system

## 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.



Typical concrete cracking

## 3. Grading

### Observations:

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

## 4. Vegetation

### Observations:

- The vegetation at the home exterior was maintained at an adequate distance from the structure.
- **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.

## 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.



### 6. GFCI

Observations:

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

### 7. Main Gas Valve Condition

Location:

- There was a natural gas storage tank located on the right of the structure.

Observations:

- No deficiencies noted. No gas odors detected.





#### 8. Exterior Faucet Condition

Location:

- Exterior faucets were located on the front and back sides of the structure.

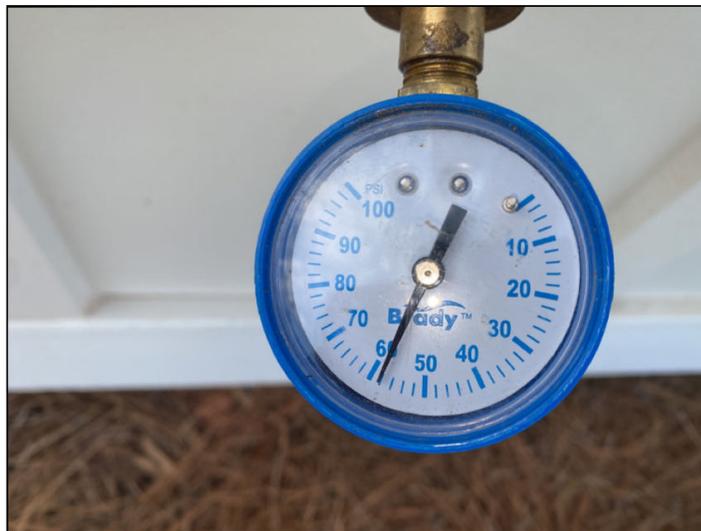
Observations:

- The exterior faucets were functional at the time of the inspection.

#### 9. Water Pressure

Observations:

- The water pressure was measured at 58psi. Normal residential water pressure is between 40-80psi.



#### 10. Pressure Regulator

Observations:

- There was a pressure regulator located near the water meter/shutoff in the front yard.

#### 11. 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

## 12. 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.
- The irrigation control box was loose on the wall. I recommend securing the box to prevent damage.



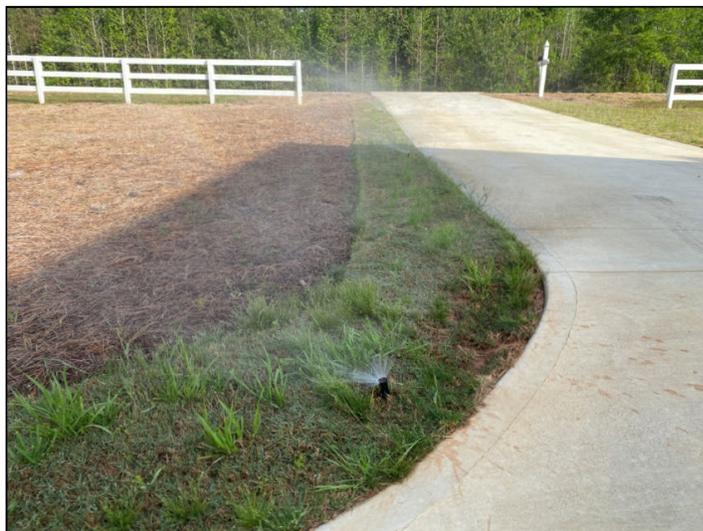
Irrigation control box loose on wall



Irrigation shutoff valve



Irrigation control box



## 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.
- Engineered wood siding noted.

#### Observations:

- The exterior siding was in acceptable condition.
- **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.



Front side



Left side



Back side



Right side

### 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:

- There were several gaps in the eaves and around the front awnings. I recommend sealing these gaps to prevent moisture and pest intrusion.



Gap in eave around floodlight



Gap in siding



Gap in siding



Gap in siding



Gap in siding



Gap in eave around floodlight

## 5. Doors Condition

### Observations:

- The exterior doors were functional during the inspection.

## 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:

- I was unable to determine where the exterior dryer vent terminates. If the termination vent is the one in the photo, then the cover is wrong and should be replaced with a proper cover. I recommend consulting with the seller for its location, and routine maintenance to prevent lint buildup.



Unable to determine where exterior dryer vent terminates

# 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 sub electrical panel was located in the laundry room.
- The main electrical panel was located on the exterior grounds, on the right side of the structure.

### Observations:

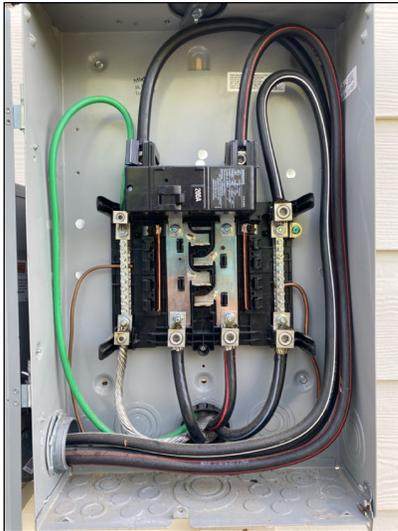
- There was an exposed wire end in the sub electrical panel box. This is an electrocution hazard if the wire becomes energized. I recommend properly terminating the wire for safety.



Main electrical panel



Main electrical panel



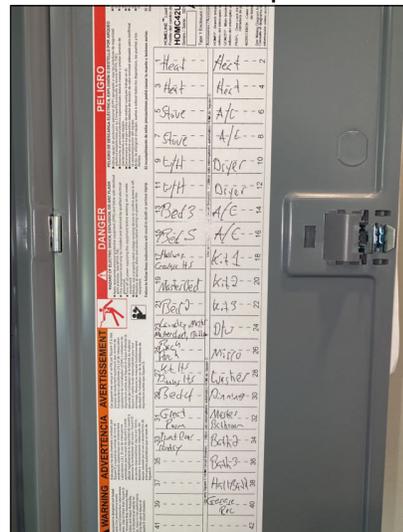
Main electrical panel



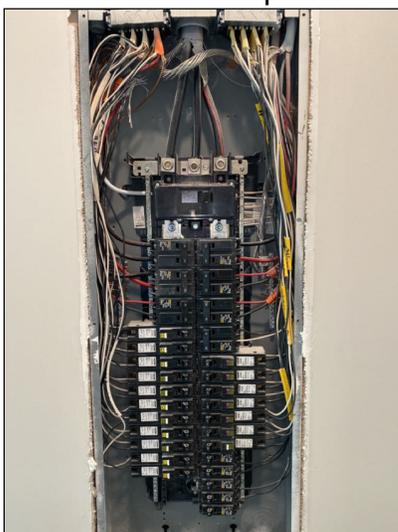
Sub electrical panel



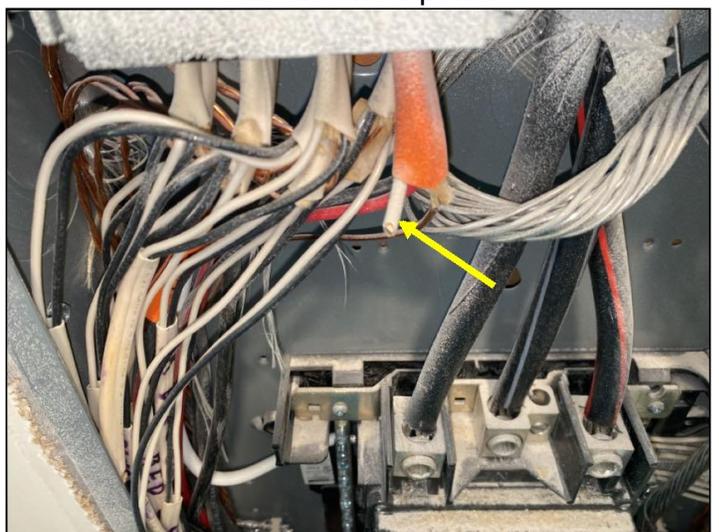
Sub electrical panel



Sub electrical panel



Sub electrical panel



Exposed wire end

#### 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: Hip and **valley** 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.

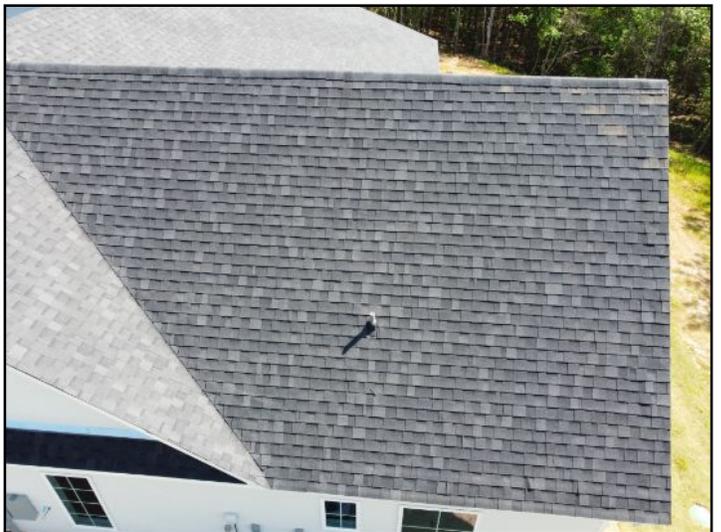
### Materials:

- Architectural asphalt shingles noted.
- Metal standing seam roofing noted.

### Observations:

- The roof was a new installation with no major deficiencies noted.
- **MAINTENANCE:** Roof systems should be periodically cleaned and maintained. Proper maintenance of the roof will help prolong the life of the surfaces.







### 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.

### 4. 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.





## 5. Gutters

### Observations:

- No gutters or downspouts. A full installation is recommended to keep water away from the structure. Water can weaken the foundation and deteriorate the siding. Be sure to install splashblocks or extensions to carry water away from the structure.

# 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 upstairs.



## 2. Structure

### Observations:

- No deficiencies found at the visible portions of the structure at the time of the inspection.
- The presence of spray foam insulation prevented a full review of the attic structure and under roof sheathing.





### 3. Insulation Condition

#### Materials:

- Spray foam insulation noted.

#### Depth:

- Insulation averages 4-6 inches in depth.

#### Observations:

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



#### 4. Ventilation Type

Type:

- Under eave soffit inlet venting noted.

#### 5. Ventilation Condition

Observations:

- The attic ventilation appeared to be functioning as intended.

#### 6. Ductwork

Observations:

- There was an electrical wire in the attic that was cutting off the flow of ductwork at a supply register. I recommend correction for proper operation.





Electrical wire cutting off ductwork in attic

### 7. Attic Plumbing Condition

Materials:

- PVC piping noted.

Observations:

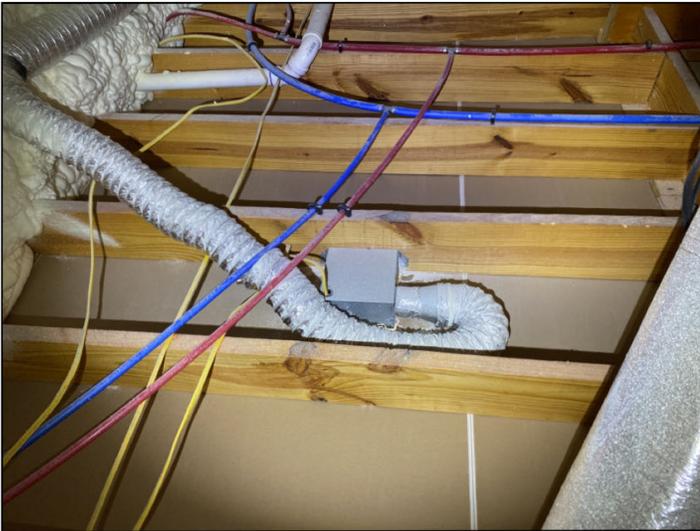
- No deficiencies noted in plumbing vent piping.



### 8. Exhaust Vent

Observations:

- No deficiencies found in the visible portions of the exhaust vent(s).



## 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 were functional during the inspection.

### 2. Sinks

Observations:

- The sinks were functional during the inspection.

### 3. Plumbing Condition

Materials:

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

Observations:

- No deficiencies noted. No leaks observed.



Master bathroom



Master bathroom



Master bathroom



Downstairs half bathroom



Downstairs half bathroom



Downstairs bathroom #2



Downstairs bathroom #2



Downstairs bathroom #2



Upstairs bathroom



Upstairs bathroom

#### 4. Toilets

##### Observations:

- The toilets were functional during the inspection.
- The toilet bowl in the upstairs bathroom was loose at the floor. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and resecuring this unit is suggested to prevent water leakage and damage to the subfloor area. This is usually easily accomplished by tightening the two bolts at the base of the toilet or by adding shims. I recommend review by a qualified plumber if necessary.



Loose toilet in upstairs bathroom

#### 5. Bath Tubs

##### Observations:

- The tub(s) were functional during the inspection.
- The tub water never got hot in downstairs bathroom #2. I recommend repair for proper operation.

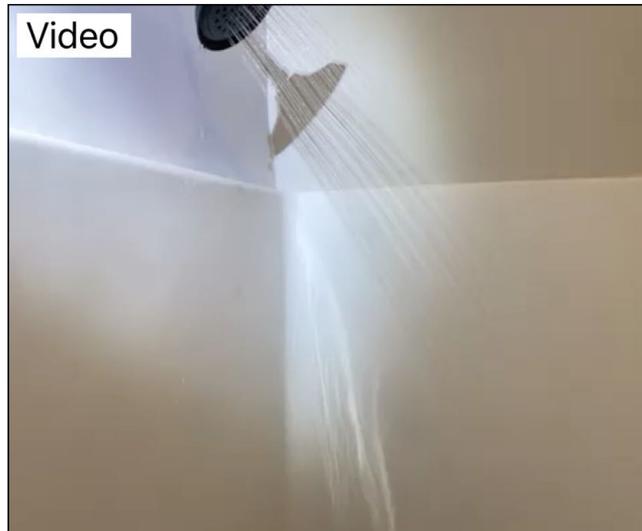


Tub water never got hot in downstairs bathroom #2

#### 6. Shower Condition

##### Observations:

- The shower(s) were functional during the inspection.
- The showerhead in downstairs bathroom #2 leaked at the threads when in use. I recommend correction for proper operation.



Showerhead leaks from threads in downstairs bathroom #2

## 7. Exhaust Fans

### Observations:

- The bath fan(s) were functional during the inspection.
- MAINTENANCE: I recommend routine cleaning to prolong life and reduce noise.

## 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 were functional at the time of the inspection.

### 5. Ceiling Fans

#### Observations:

- The ceiling fans operated when tested. No deficiencies found, except where noted.
- The ceiling fan motor was loose in the master bedroom. I recommend securing the motor to prevent damage.



Ceiling fan motor loose in master bedroom

### 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 noted.

### 9. Window Condition

#### Materials:

- Vinyl/Composite framed single hung windows noted.

#### Observations:

- Operated when tested. No deficiencies found, except where noted.
- The window in downstairs bedroom #1 did not open properly and would not stay open. I recommend correction for proper operation.
- The left side window in downstairs bedroom #3 would not stay open. I recommend repair for proper operation.



Window did not function properly in downstairs bedroom #1



Left side window would not stay open in downstairs bedroom #3

### 10. Electrical

#### Observations:

- FYI: The Open House panel located next to the laundry room is a wiring panel for all the audio and communication (telephone, data, TV) wiring in the house.



### 11. Stairs & Handrail

#### Observations:

- No deficiencies noted at the time of the inspection.

## 12. Fireplace Condition

### Type:

- Gas fireplace with refractory panels noted.

### Location:

- The fireplace was located in the main living area.

### Observations:

- FYI: I was unable to fully inspect the gas fireplace because the gas to the fireplace was shut off at the time of the inspection. In accordance with the Standards of Practice this inspection was performed under; I am unable to operate shutoff valves. I recommend checking for proper function prior to closing.
- MAINTENANCE: Gas fireplaces should be cleaned and inspected annually. I recommend a qualified plumber or HVAC technician inspect and clean the fireplace prior to use each season.
- FYI: A ventless gas fireplace was present, which vents combustion products directly into the living space. Manufacturers generally recommend not running ventless fireplaces for more than 2-3 hours at a time. These units are not designed to be a primary source of heat and should only be installed and operated in complete accordance with the manufacturer's recommendations.



## 13. Smoke Detectors

### Observations:

- Smoke/CO detectors were present and functional at the time of the inspection.
- 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.



Smoke/CO detector

## 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.
- Two drawers next to the microwave rubbed each other. I recommend correction to prevent damage.



Drawers rub each other

## 2. Electrical

### Observations:

- FYI: The electrical outlet right of the cooktop was abnormally close to the gas burner. While this installation meets minimum code, I urge caution if using the outlet and cooktop at the same time.



Outlet behind cooktop

## 3. GFCI

### Observations:

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

## 4. Refrigerator

### Observations:

- There was no refrigerator present at the time of the inspection.

## 5. Microwave

### Observations:

- The frame around the microwave was not secure. I recommend securing the frame to prevent damage.



Microwave frame not secure



## 6. Vent Condition

Type:

- Exterior Vented

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.



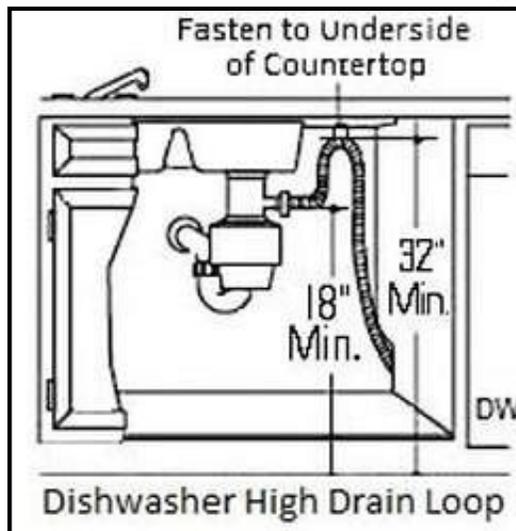
## 8. Dishwasher

Observations:

- The dishwasher was functional and in adequate condition. I cannot determine the efficiency of the appliance.
- There was a **high loop** installed in the dishwasher drain line; however, it appeared to be improper. The drain line has a sag in it that will hold water and cause odor and bacteria. I recommend installing a proper high loop with no sag for safety.



Improper high loop



High loop example

### 9. Sinks

Observations:

- Operated when tested. No deficiencies noted.



#### 10. Plumbing Condition

##### Materials:

- PVC piping noted
- Aquapex piping noted.

##### Observations:

- No deficiencies noted. No leaks observed.



#### 11. Garbage Disposal

##### Observations:

- There was no disposal present at the time of the inspection.

## 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:

- There was no washer or dryer present at the time of the inspection.

## 7. Dryer Vent

### Observations:

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



# 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 performed 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:

- Electric

Location:

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

Observations:

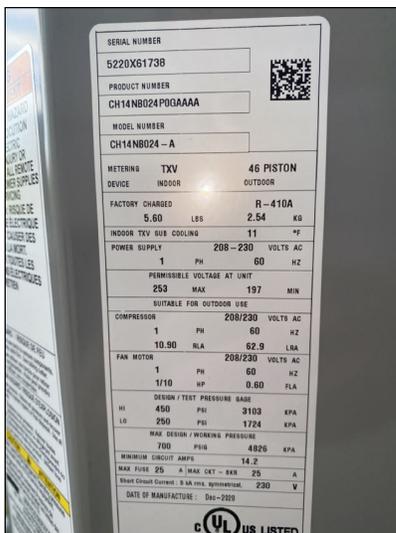
- The A/C units were functional at the time of the inspection.



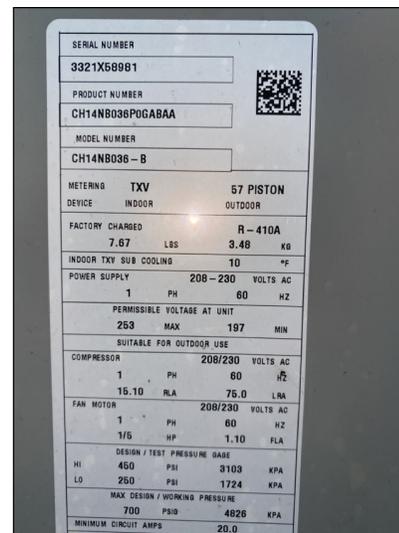
### 2. A/C Age

Observations:

- The A/C unit on the left was approximately a 2020 model, and the A/C unit on the right was approximately a 2021 model.
- 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.



2020 model/2 ton capacity



2021 model/3 ton capacity

### 3. A/C Capacity

Observations:

- The A/C unit on the left appeared to have a 2 ton capacity, and the A/C unit on the right 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 left side downstairs A/C system responded and achieved an acceptable differential temperature of 15°F.
- The right side downstairs/upstairs A/C system responded and achieved an acceptable differential temperature of 17°F.



Right side downstairs/Upstairs temperature drop



Right side downstairs/Upstairs temperature drop



Left side downstairs temperature drop



Left side downstairs 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-Left side downstairs



Heater/air handler #1



Heater/air handler #1



Heater/air handler #2-Right side downstairs/Upstairs



Heater/air handler #2

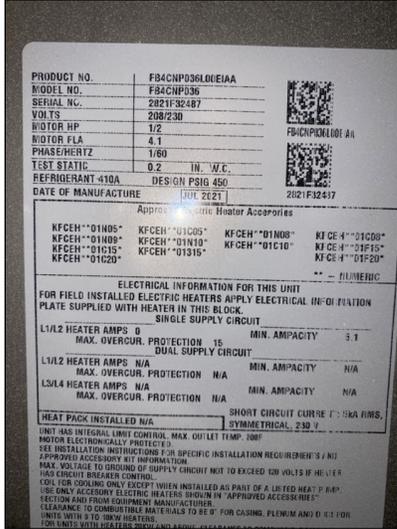


Heater/air handler #2

### 6. Heater/Air Handler Age

#### Observations:

- Both heater/air handlers were approximately 2021 models.
- 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 #1-2021 model



Heater/air handler #2-2021 model

### 7. Heater Base

#### Observations:

- The heater/air handler base appeared to be functional.
- FYI: There were auxiliary discharge pipes for the heater/air handler overflow drain pans that exit on the front and right sides of the structure. These pipes allow moisture to leave the structure if there is a backup in your condensate line or other problem with your HVAC system. If water is ever noticed discharging from these pipes, contact a qualified HVAC technician to have your system evaluated immediately.



Heater/air handler #1-Auxiliary discharge location



Heater/air handler #1



Heater/air handler #2-Auxiliary discharge location



Heater/air handler #2

## 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.



Downstairs supply register



Upstairs supply register

### 10. Refrigerant Lines

#### Observations:

- No deficiencies noted at the visible portions of the refrigerant lines.

### 11. Filters

#### Location:

- Three air filters were located inside filter grilles in the ceilings.
- There were air filters located inside the heater/air handlers in the attic.

#### 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.
- There were downstairs and upstairs air filters missing at the time of the inspection. Running the HVAC with no air filter can damage the system and will provide poor indoor air quality. I recommend replacing the air filters for proper operation.



Upstairs air filter missing



Downstairs air filter missing



Downstairs left side air filter



Heater/air handler #1 air filter

12. Thermostats

Observations:

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



Downstairs thermostat



Downstairs thermostat



Upstairs thermostat

## Water Heater

### 1. Water Heater Condition

#### Heater Type:

- Electric water heater noted.

#### Location:

- The water heater was located in the attic.

#### Observations:

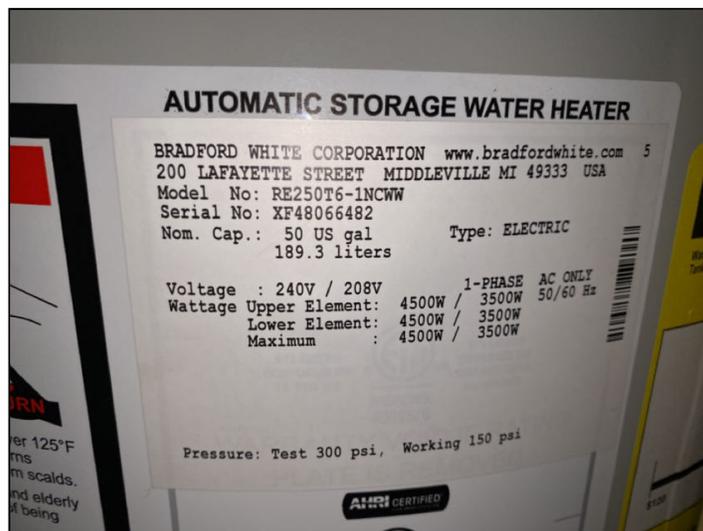
- The water heater was functional at the time of the inspection.
- MAINTENANCE: I recommend routine maintenance to prolong life.



### 2. Water Heater Age

#### Observations:

- The water heater was approximately a 2021 model.
- 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.



2021 model/50 gallon

### 3. Water Heater Capacity

Observations:

- 50 gallons.

### 4. Plumbing

Materials:

- Aquapex piping noted.

Observations:

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



### 5. Electrical

Observations:

- No deficiencies noted.



## 6. Base

### Observations:

- The water heater base appeared functional.
- FYI: The water heater base auxiliary drain line terminates on the right side of the structure. If water is ever observed leaking from this pipe, it can be an indication that there is a problem with the water heater and you should contact a qualified plumber immediately to evaluate the system.



Water heater base discharge location

## 7. TPRV

### Observations:

- UPGRADE: The **TPR valve** discharge pipe terminated into the water heater drain pan. The water heater drain pan is simply not designed to handle the amount of water that discharges during a TPR valve activation. While this termination location is common practice, I recommend extending the TPR valve discharge pipe to the exterior to prevent damage.



TPR valve discharges in water heater drain pan

## 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.

### 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:

- Sectional door 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 opener 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.
High Loop	A high loop prevents water from the sink drain or disposal from entering the dishwasher. Creating a high loop is usually achieved by simply fastening the dishwasher drain line to the underside of the counter.
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	<p>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&amp;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.</p>
Valley	<p>The internal angle formed by the junction of two sloping sides of a roof.</p>

# 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 8 Item: 12	Irrigation System	<ul style="list-style-type: none"> <li>The irrigation control box was loose on the wall. I recommend securing the box to prevent damage.</li> </ul>
Exterior Areas		
Page 10 Item: 4	Eaves/Fascia/Trim	<ul style="list-style-type: none"> <li>There were several gaps in the eaves and around the front awnings. I recommend sealing these gaps to prevent moisture and pest intrusion.</li> </ul>
Page 12 Item: 8	Exterior Dryer Vent	<ul style="list-style-type: none"> <li>I was unable to determine where the exterior dryer vent terminates. If the termination vent is the one in the photo, then the cover is wrong and should be replaced with a proper cover. I recommend consulting with the seller for its location, and routine maintenance to prevent lint buildup.</li> </ul>
Electrical		
Page 13 Item: 3	Electrical Panel	<ul style="list-style-type: none"> <li>There was an exposed wire end in the sub electrical panel box. This is an electrocution hazard if the wire becomes energized. I recommend properly terminating the wire for safety.</li> </ul>
Attic		
Page 22 Item: 6	Ductwork	<ul style="list-style-type: none"> <li>There was an electrical wire in the attic that was cutting off the flow of ductwork at a supply register. I recommend correction for proper operation.</li> </ul>
Bathrooms		
Page 27 Item: 4	Toilets	<ul style="list-style-type: none"> <li>The toilet bowl in the upstairs bathroom was loose at the floor. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and resealing this unit is suggested to prevent water leakage and damage to the subfloor area. This is usually easily accomplished by tightening the two bolts at the base of the toilet or by adding shims. I recommend review by a qualified plumber if necessary.</li> </ul>
Page 27 Item: 5	Bath Tubs	<ul style="list-style-type: none"> <li>The tub water never got hot in downstairs bathroom #2. I recommend repair for proper operation.</li> </ul>
Page 27 Item: 6	Shower Condition	<ul style="list-style-type: none"> <li>The showerhead in downstairs bathroom #2 leaked at the threads when in use. I recommend correction for proper operation.</li> </ul>

Interior Areas		
Page 29 Item: 5	Ceiling Fans	<ul style="list-style-type: none"> <li>The ceiling fan motor was loose in the master bedroom. I recommend securing the motor to prevent damage.</li> </ul>
Page 29 Item: 9	Window Condition	<ul style="list-style-type: none"> <li>The window in downstairs bedroom #1 did not open properly and would not stay open. I recommend correction for proper operation.</li> <li>The left side window in downstairs bedroom #3 would not stay open. I recommend repair for proper operation.</li> </ul>
Kitchen		
Page 32 Item: 1	Cabinets	<ul style="list-style-type: none"> <li>Two drawers next to the microwave rubbed each other. I recommend correction to prevent damage.</li> </ul>
Page 33 Item: 5	Microwave	<ul style="list-style-type: none"> <li>The frame around the microwave was not secure. I recommend securing the frame to prevent damage.</li> </ul>
Page 34 Item: 8	Dishwasher	<ul style="list-style-type: none"> <li>There was a <b>high loop</b> installed in the dishwasher drain line; however, it appeared to be improper. The drain line has a sag in it that will hold water and cause odor and bacteria. I recommend installing a proper high loop with no sag for safety.</li> </ul>
Heat/AC		
Page 44 Item: 11	Filters	<ul style="list-style-type: none"> <li>There were downstairs and upstairs air filters missing at the time of the inspection. Running the HVAC with no air filter can damage the system and will provide poor indoor air quality. I recommend replacing the air filters for proper operation.</li> </ul>