

Material facts

Below are the material facts from the previous home inspection. The seller has not yet made the repairs. He is willing to make repairs or give money in lieu of repairs based on a buyer's preference. If the buyer would like repairs made, they can be made as part of the contract through an additional provisions addendum or DDRA.

2.0 PROPERTY AND SITE

2.1 Landscape / Grading

2.1.2 Areas around the home were observed inadequately graded. For examples please see the pictures below. This may allow water to collect next to the homes foundation, allow excessive rates of erosion, allow moisture into the crawlspace, affect the support of foundation/footings, and/or leave components/materials exposed. Have a qualified contractor further evaluate and take all actions needed to stop future/further issues. **(Throughout - Issues/concerns were noted in four or more areas.)**



3.0 EXTERIOR

3.1 Foundation Surface

3.1.1 Movement of the foundation wall/skirt was observed around the home. Further damage/movement may occur which can allow openings into the crawlspace and/or allow blocks to fall causing damage/injuries. This is not a structural concern. Recommend having a qualified contractor evaluate the exterior foundation wall and repair as needed.

- Exterior Front
- Exterior Right



3.2 Wall Surface

3.2.2 Several concerns were observed with the exterior cladding. For examples of some of the issues please see the pictures below. Any loose, misaligned, missing, or damage siding/cladding may not provide the proper protection of the materials underneath. Recommend having a qualified contractor or a qualified siding specialist evaluate all exterior cladding and repair as needed to prevent future damage/issues. **(Throughout - Issues/concerns were noted in four or more areas.)**





Loose siding



Siding leaving gaps



Loose/misaligned soffit



Open gaps

3.6 Porch(es)

3.6.2 Several concerns were observed with the porch structure. For examples please see the pictures below. These items may affect the support of framing, allow movement of materials, and/or are safety concerns. Recommend having a qualified contractor evaluate the porch and repair/replace/secure all components/materials as needed to ensure safe/proper construction is achieved. **(Exterior Front)**





3.6.3 Several concerns were observed with the porch structure. For examples please see the pictures below. These items may affect the support of framing, allow movement of materials, and/or are safety concerns. Recommend having a qualified contractor evaluate the porch and repair/replace/secure all components/materials as needed to ensure safe/proper construction is achieved. **(Exterior Back)**



4.0 ROOFING SYSTEM

4.3 Sloped Surface(s)

4.3.2 The roof covering materials have reached the end of their serviceable life. You are strongly encouraged to have your insurance company and a certified, licensed roofing contractor to physically inspect the roof, prior to closing, to fully evaluate the insurability and condition of the roofing material. The roof covering is in need of replacement or extensive repairs and a certified roof covering specialist should be consulted. **(Throughout - Issues/concerns were noted in four or more areas.)**





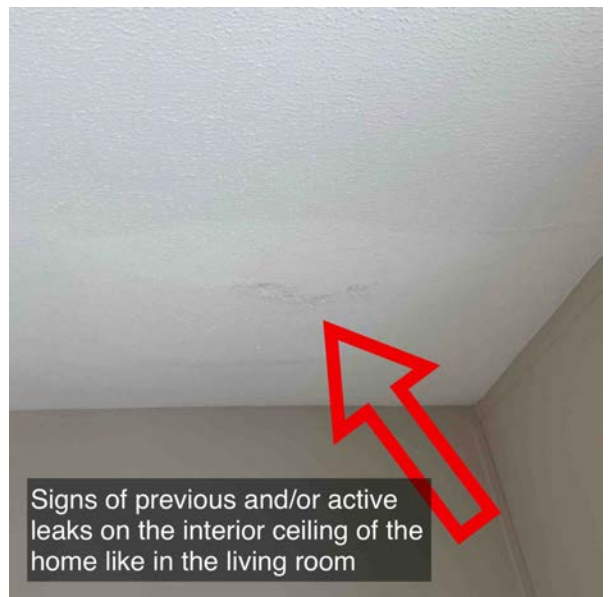
Missing shingles



Exposed nail heads



Several areas of previous repairs



Signs of previous and/or active leaks on the interior ceiling of the home like in the living room

4.4 Roof Drainage

4.4.1 Recommend installation of gutters, although not required, to promote proper drainage away from the home and stop ground erosion. **(Throughout - Issues/concerns were noted in four or more areas.)**



7.0 STRUCTURE

7.2 Structure General Comments

7.2.1 A structural/hurricane strap was observed damaged in the crawlspace. This does not adequately secure the home/structure to the ground/foundation. Recommend having a licensed structural engineer further evaluate and direct/instruct repairs as needed to ensure adequate attachment is achieved. **(Crawlspace)**

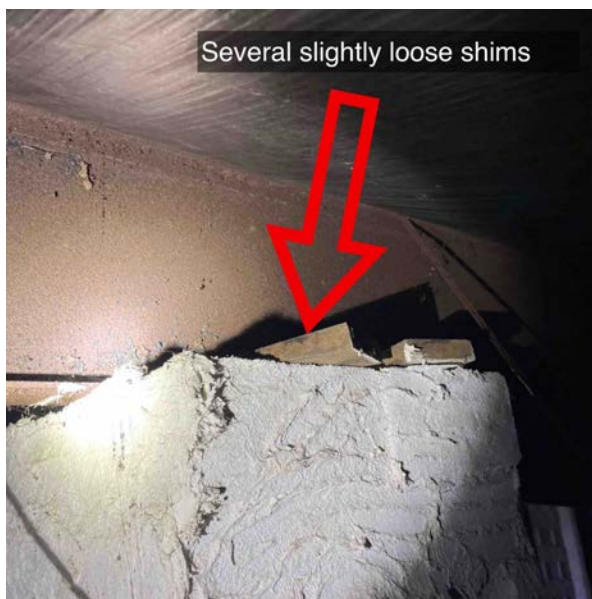


7.3 Foundation

7.3.1 The foundation pier in the crawlspace was observed leaning. This may not provide the proper/intended support of the home. No current damage or adverse effects were observed with the floor structure at the time of inspection. A licensed structural engineer should be consultant to further evaluate and instruct repairs as/if needed. **(Crawlspace)**



7.3.2 Foundation piers/walls were noted in the crawlspace that are not fully supporting the floor system above. Typically the piers or blocks/shims make full continuous contact with the floor girder without being loose. Recommend having a qualified general contractor evaluate and repair as needed to ensure full support is achieved. **(Throughout - Issues/concerns were noted in four or more areas.)**



7.5 Floor Structure

7.5.1 Several areas of the floor structure vinyl barrier/bladder were observed damaged in the crawlspace. For examples please see the pictures below. This does not provide the proper protection/efficiency of the floor structure and associated materials. Recommend having a qualified contractor evaluate and repair/replace all insulation/vinyl as needed. **(Throughout - Issues/concerns were noted in four or more areas.)**



7.5.2 There is a fungal growth-like substance on the floor structure. The fungal growth should be mitigated/cleaned/removed as necessary to reduce health hazards. Determine the source of any fungal growth and correct those conditions as necessary to reduce the risk of any future growth and secondary damage. The wood moisture levels were at acceptable ranges at the time of inspection.

When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

- Crawlspace
- Throughout - Issues/concerns were noted in four or more areas.



8.0 CRAWLSPACE

8.1 Crawlspace Conditions

8.1.1 Standing water was observed in the crawlspace. Any water entry into the crawlspace can lead to moisture related damage to the structure and create a conducive environment for fungal growth. The wood moisture levels were at acceptable ranges at the time of inspection. Recommend having a qualified contractor determine the sources of moisture and take the appropriate actions to mitigate them.

(Throughout - Issues/concerns were noted in four or more areas.)



8.2 Access

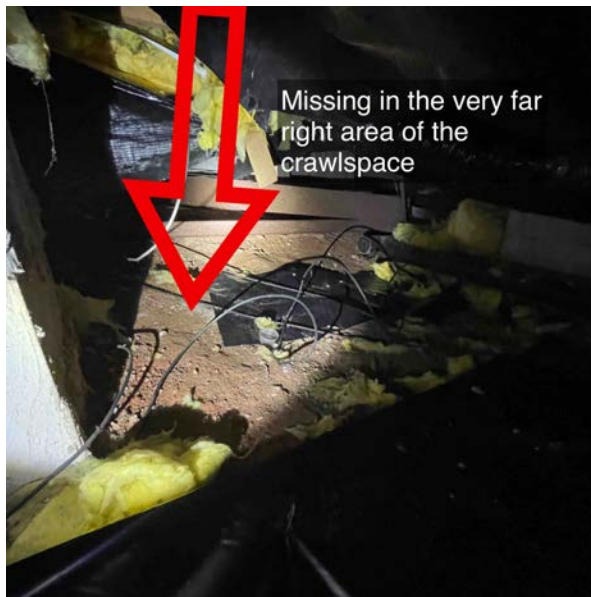
8.2.1 Gaps were observed between the crawlspace access door and the door frame. This can allow pests and moisture into the crawlspace. Recommend having a qualified door specialist evaluate and repair/adjust all components/materials as needed.

(Exterior Back)



8.5 Vapor Barrier

8.5.1 The vapor barrier was observed missing and/or loose in the crawlspace. This can lead to moisture related issues. The inspector recommends installing vapor barrier throughout the crawlspace floor to reduce moisture related damage. If assistance is needed, consult a qualified contractor. **(Crawlspace)**



9.0 ELECTRICAL SYSTEM

9.4 Distribution Panel(s)

9.4.1 The electrical distribution panel cover was observed missing screw(s). This is a safety concern. Recommend having a licensed electrician replace the missing screws as needed for safety purposes. **(Exterior Right)**



9.7 Branch Circuit Wiring

9.7.1 The electrical conduit was observed inadequately secured/supported. This may not provide the proper/intended protection of the electrical. Recommend having a licensed electrician or a qualified contractor secure all conduit as needed.

(Crawlspace)



9.8 Receptacles

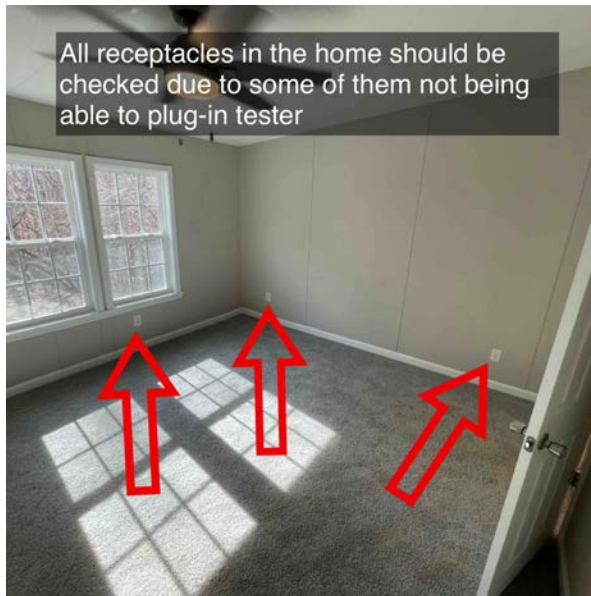
9.8.1 The receptacle was observed painted over. This prevents use/operation of the receptacle. Have a licensed electrician further evaluate the electrical and repair/replace as needed to ensure safe/proper functionality/installation/use is achieved.

(Throughout - Issues/concerns were noted in four or more areas.)



9.8.2 Several receptacles did not have power at the time of inspection. This does not allow normal operation and use of the outlet. A licensed electrician should evaluate and repair all components as needed to ensure safe/proper functionality is achieved.

(Master Bedroom)



9.8.3 Several receptacles were loose in the wall/junction box and/or had a gap between the cover plate and the wall. This may result in loose and/or exposed wires which is a safety concern. Recommend having a licensed electrician secure/adjust all receptacles as required to mitigate electric shock/fire hazards. **(Living Room)**

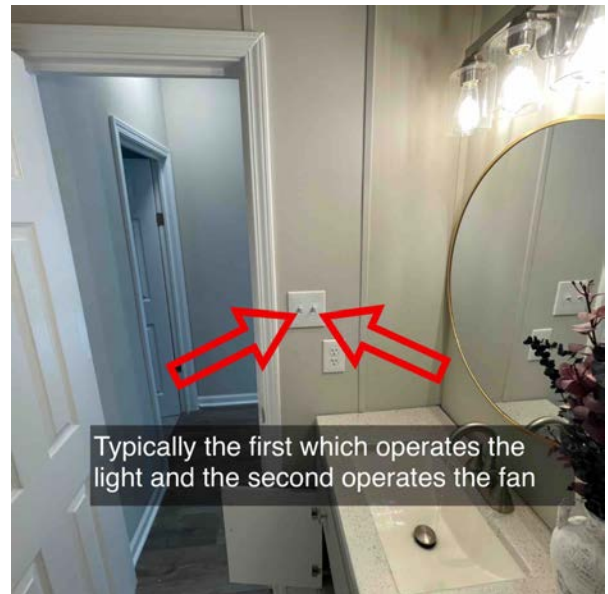
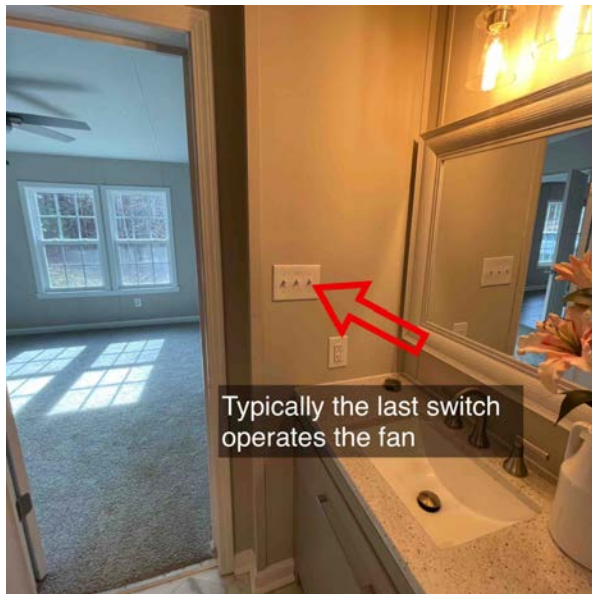




9.9 Lighting / Ceiling Fan(s)

9.9.1 Several light switches were observed in the incorrect order. This may cause confusion when trying to operate the lights. Recommend having a licensed electrician evaluate and adjust the switches as needed.

- Hallway Bathroom
- Master Bathroom



9.9.2 The light fixture was loose and/or inadequately positioned with/from the wall/ceiling. This can cause a strain on the wiring resulting in loose wires and/or may not provide the proper barrier with the electrical junction box. Recommend having a licensed electrician secure fixture to reduce strained wires and potential fire hazard.

- Hallway Bathroom
- Kitchen



9.9.3 The exterior light fixture was loose and/or inadequately secured to/from the wall. This can cause a strain on the wiring resulting in loose wires and/or allow moisture/pest intrusion. Recommend having a licensed electrician repair/secure/adjust all exterior lights as needed. **(Exterior Front)**



9.10 Exhaust Fan(s)

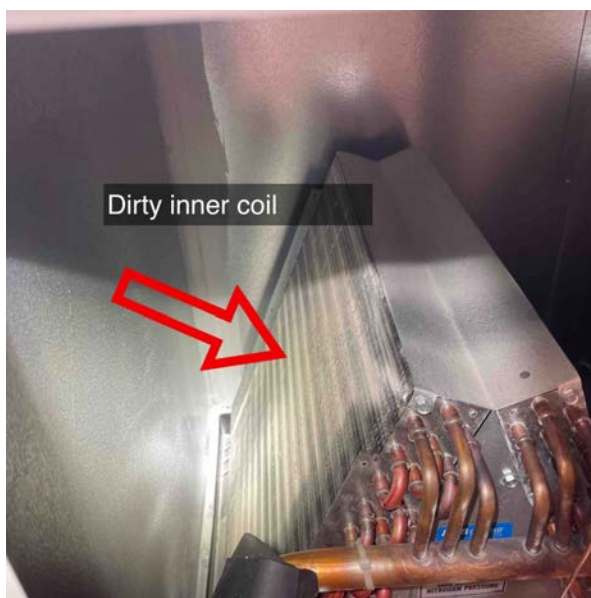
9.10.1 Inadequate amount of airflow was observed coming out of the bathroom vent. This does not allow proper ventilation of the bathroom. Recommend having a qualified contractor or a licensed plumber evaluate and repair as needed to ensure proper operation of the bathroom vent system. **(Roof)**

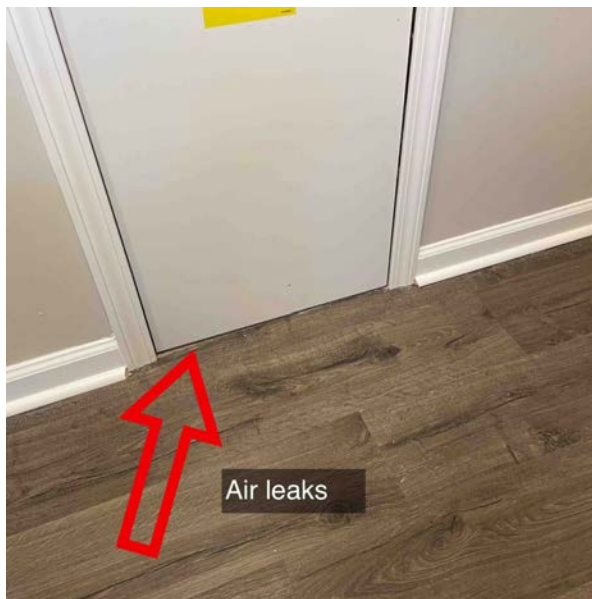


10.0 HEATING/COOLING/VENTILATION SYSTEM(S)

10.5 Air Handler

10.5.3 Several concerns were observed with the air handler/HVAC system. For examples please see the pictures below. These issues can affect the proper functionality of the HVAC system, allow accumulation of condensation on components, and/or allow further/future damage/issues. Recommend having a qualified HVAC technician evaluate the entire HVAC system and take all actions needed to ensure safe/proper installation/functionality is achieved. **(Laundry area)**





10.6 Distribution System(s)

10.6.1 Debris was noted in several HVAC air ducts/registers. This can obstruct the airflow through the register. Recommend having a qualified HVAC technician evaluate and clean the air distribution system to ensure proper/clean airflow is achieved.
(Throughout - Issues/concerns were noted in four or more areas.)



11.0 PLUMBING SYSTEM

11.1 Plumbing General Comments

11.1.1 Open gaps and/or cracks were observed at water exposed surfaces in the home. For examples of some of the issues please see the pictures below. These may allow moisture intrusion resulting in subsequent damage to the surrounding materials. Recommend having a licensed plumber repair/seal all areas in the home as needed to prevent future damage.

- Hallway Bathroom
- Master Bathroom





11.1.2 Sulfur smell was coming from the hot water while running it at the fixtures in the home. This is a health concern and may indicate bacteria growth inside the water heater. Have a licensed plumber further evaluate the hot water heater/system and address as needed to mitigate any sulfur smells/bacteria in the system. **(Throughout - Issues/concerns were noted in four or more areas.)**



11.2 Water Main

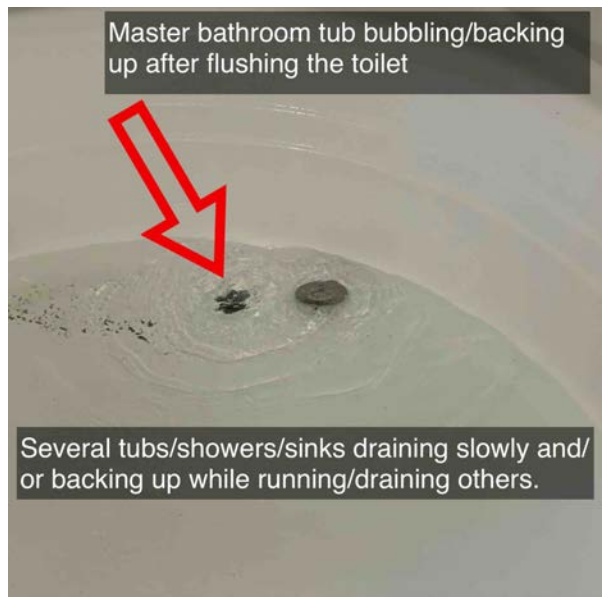
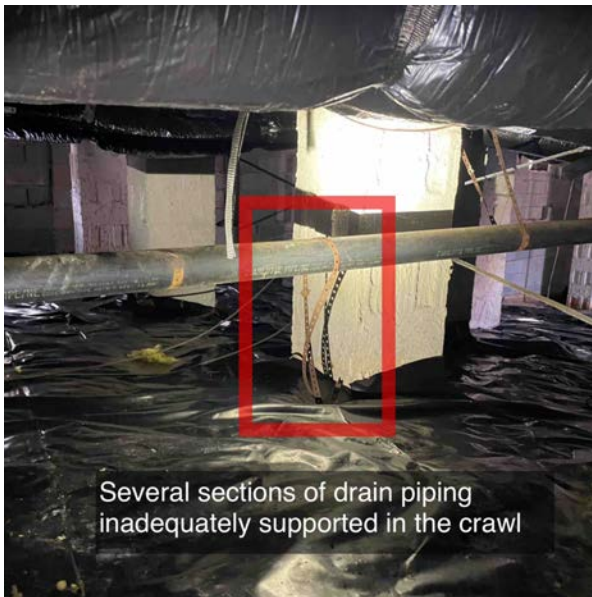
11.2.2 The well water supply to the home was observed missing the filter element in the crawlspace. This may allow contaminants/minerals to enter the homes water piping and fixtures. Recommend installing a filter. **(Crawlspace)**



11.4 Drain, Waste, and Vent Piping

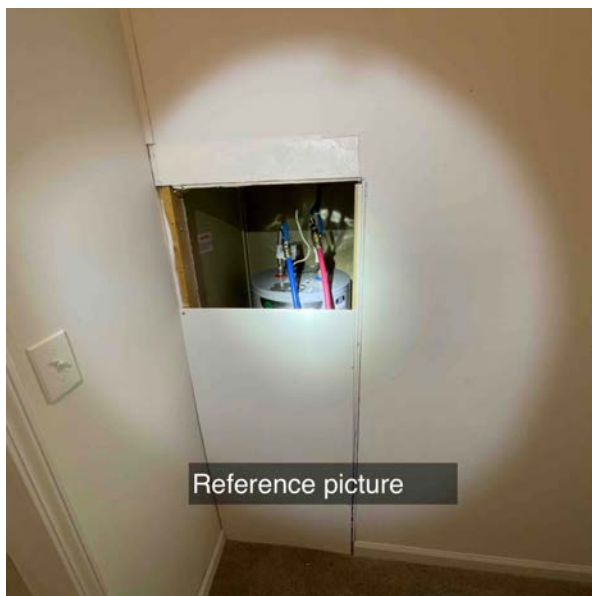
11.4.2 Several concerns were observed with the homes plumbing drain/vent piping. For example's please see the pictures below. These items may affect the proper drainage/venting of the plumbing system, lead to future/further damage, and/or are health concerns. A licensed plumber should evaluate the homes entire drain/vent plumbing system and take all actions needed to ensure proper installation of all drain/vent piping is achieved. **(Throughout - Issues/concerns were noted in four or more areas.)**





11.5 Water Heating Equipment

11.5.3 Several concerns were observed with the water heater. For example's please see the pictures below. These items may affect the proper operation of the water heater and/or are safety concerns. Recommend having a licensed plumber evaluate the system and repair/replace all materials/components as needed to ensure safe/proper functionality is achieved. **(Master Closet)**



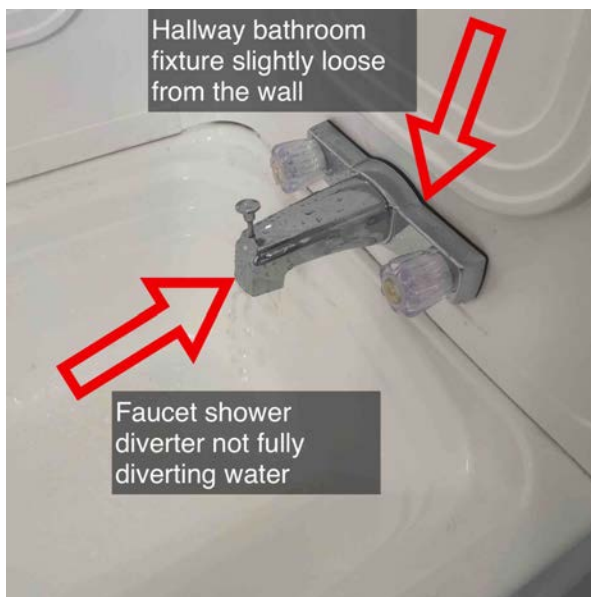
11.6 Hose Bib(s)

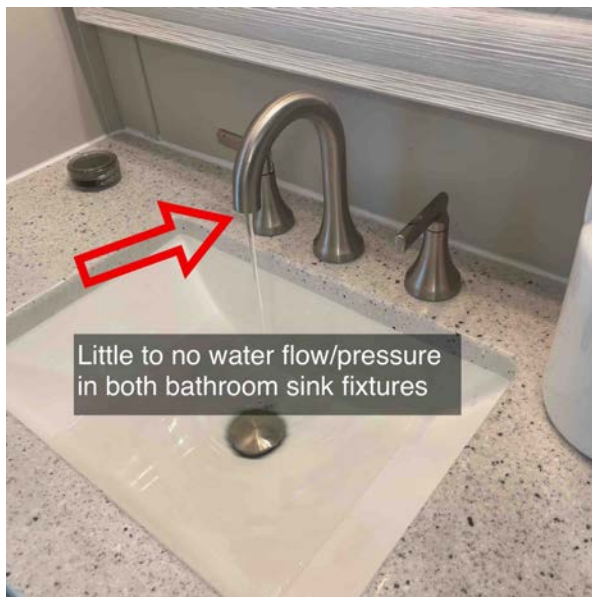
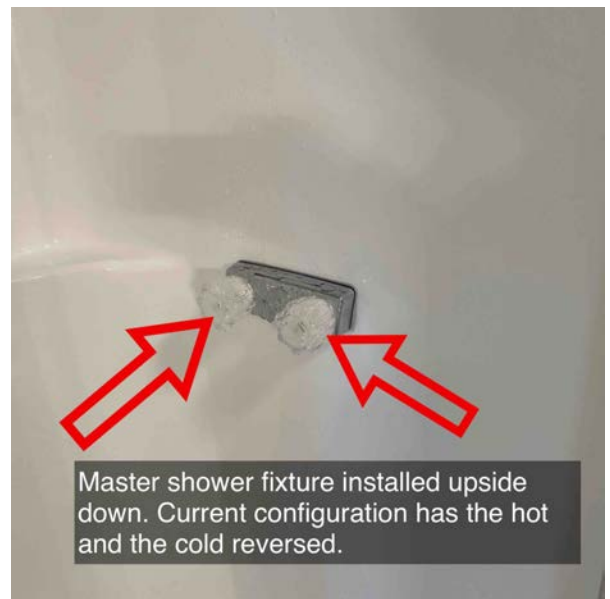
11.6.1 The home was observed with no exterior hose bibs. Recommend having a licensed plumber install hose bibs for easy exterior water use.



11.7 Fixtures / Faucets

11.7.1 Several concerns were observed with the sink/tub/shower fixtures in the home. For examples please see the pictures below. These issues can affect normal operation/functionality/use of the fixture/sink/tub/shower and/or cause moisture damage to the surrounding materials. A licensed plumber should evaluate all sink/tub/shower fixtures and repair/replace/secure/adjust all components as required to ensure proper functionality/installation. **(Throughout - Issues/concerns were noted in four or more areas.)**

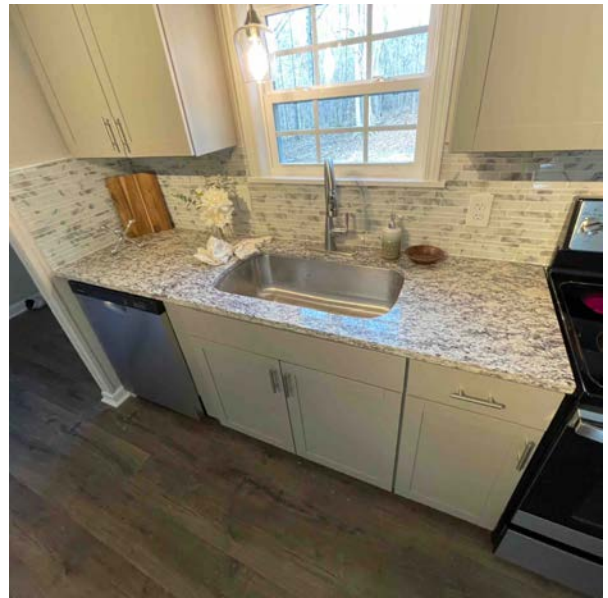




11.8 Sink(s)

11.8.1 The kitchen sink was loose from the counter top. This may add extra stress to the plumbing piping and/or allow moisture into the cabinet below. Recommend having qualified contractor secure the sink as needed to prevent future damage/issues.

(Kitchen)



11.9 Toilet(s)

11.9.1 The toilet bowl was observed loose from the floor and/or the reservoir was loose from the bowl. Over time this can allow leaks causing subsequent damage to the structure. Recommend having a licensed plumber evaluate and repair/secure as needed to prevent future damage. **(Master Bathroom)**



11.10 Tub(s) / Shower(s)

11.10.2 The bathtub drain plug was damaged/missing. This does not allow for normal operation to fill the bathtub. Recommend having a licensed plumber repair as needed to ensure proper functionality is achieved.

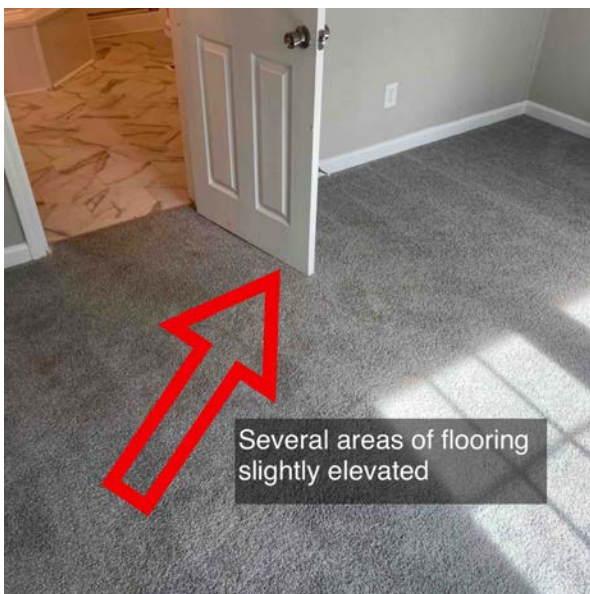
- Hallway Bathroom
- Master Bathroom



12.0 INTERIOR

12.1 Floors

12.1.1 Several concerns were observed with the interior finished flooring in the home. For examples please see the pictures below. These issues may lead to further/future damage, indicate inadequate installation of materials, and/or affect the moisture/dirt barrier. Recommend having a qualified contractor further evaluate and address all areas of flooring as needed. **(Throughout - Issues/concerns were noted in four or more areas.)**





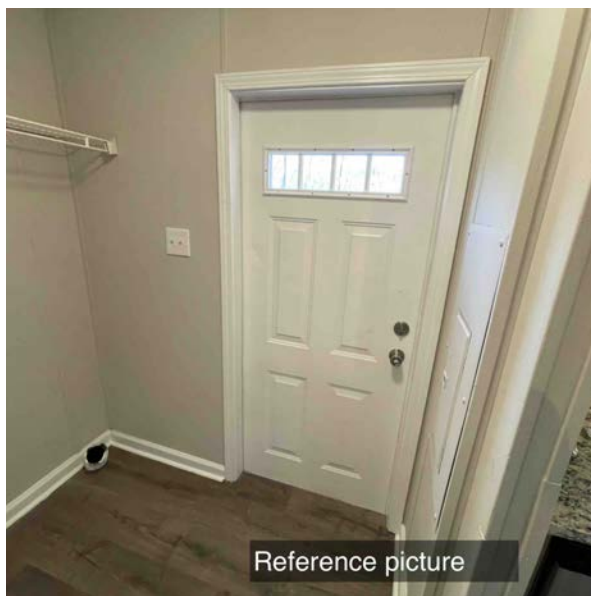
12.2 Doors

12.2.1 The interior door hinges were observed missing screws. This can allow the hinge to come loose affecting the operation of the door. Recommend installing all missing screws. **(Master Closet)**

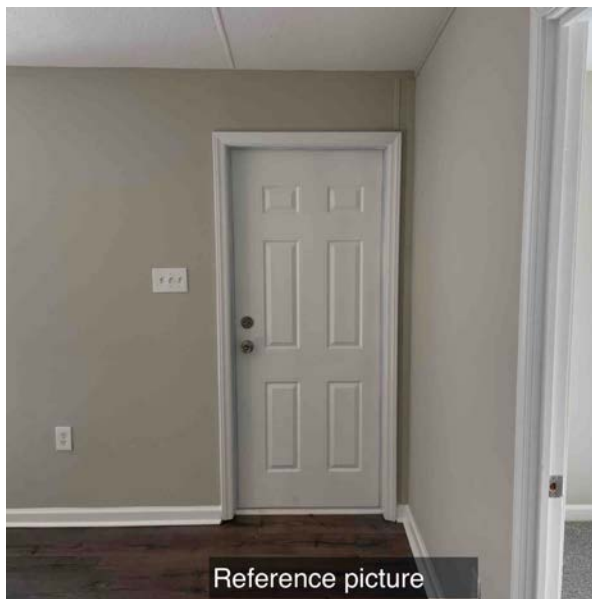


12.3 Entrance Door(s)

12.3.1 Several concerns were observed with the exterior entrance door. For examples of some of the issues please see the pictures below. These concerns may affect the operation of the door, affect the efficiency of the home, and/or cause future damage. Recommend having a qualified contractor further evaluate and repair/adjust/secure all components/materials as needed. **(Exterior Back)**



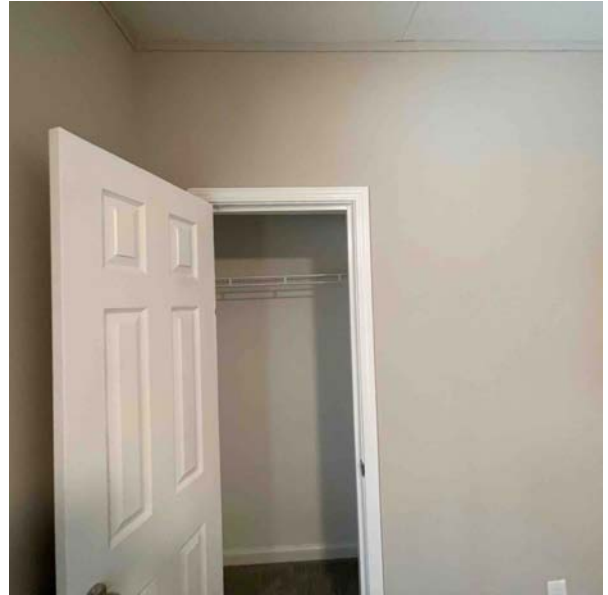
12.3.2 Several concerns were observed with the exterior entrance door. For examples of some of the issues please see the pictures below. These concerns may affect the operation of the door, affect the efficiency of the home, and/or cause future damage. Recommend having a qualified contractor further evaluate and repair/adjust/secure all components/materials as needed. **(Exterior Front)**



12.4 Countertops / Cabinets

12.4.1 The shelf/shelf supports were observed with loose hardware. This may not secure the shelf or items as intended. Recommend repairing/security/replacing all shelf hardware as needed.

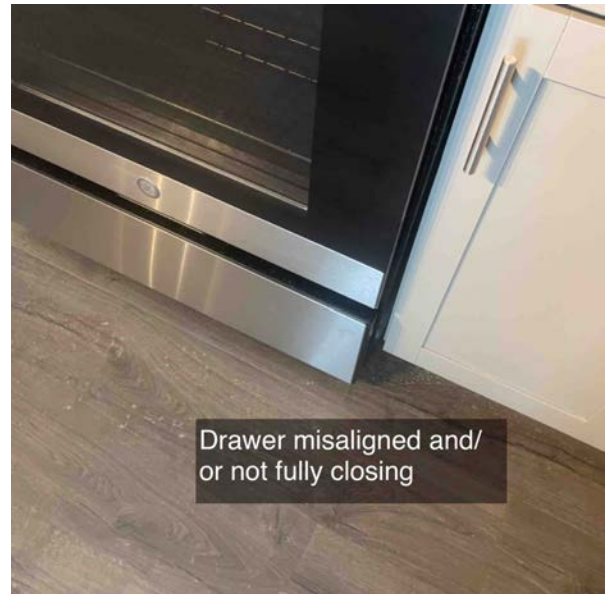
- Back Right Bedroom Closet
- Laundry area



13.0 APPLIANCES

13.3 Ranges / Ovens / Cooktops

13.3.1 -Several concerns were observed with the range. Please find the image(s) below for reference, keeping in mind that they may not encompass all areas or concerns. These items can affect the functionality of the range and/or may be safety concerns. The builder/site supervisor should be consulted to determine the significance of the concern(s) and any actions, if needed, required to address. **(Kitchen)**



13.4 Dishwasher

13.4.1 -Several concerns were observed with the dishwasher. Please find the image(s) below for reference, keeping in mind that they may not encompass all areas or concerns. These issues may affect the functionality/operation of the dishwasher. The builder/site supervisor should be consulted to determine the significance of the concern(s) and any actions, if needed, required to address. **(Kitchen)**



13.5 Microwave Oven

13.5.1 The microwave cooktop exhaust fan was inoperable/unresponsive. This does not allow normal/proper ventilation of the cooktop area. Have a qualified appliance technician further evaluate and repair/replace the microwave as needed. **(Kitchen)**

