



SUMMARY

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09/25/2025

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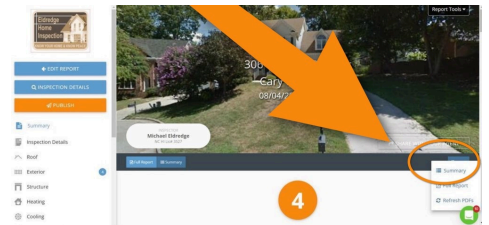


1.1.1 Viewing your report

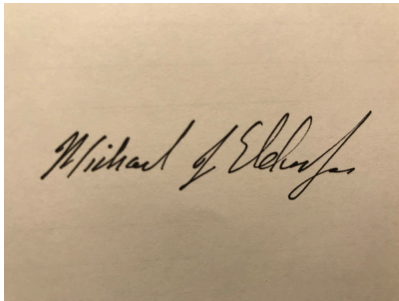
INSPECTOR MICHAEL ELDREDGE - NON REPAIR ITEM - INFORMATIONAL FOR BEST METHOD TO VIEW THE REPORT.

For the best view of the information concerning repairs, click on the PDF version marked by the arrows on the bottom right of the photo.

If the inspector needed to amend the report, you will need to click "Refresh PDFs" to see the latest version.



Click on the PDF summary for the best way to view the report



Michael Eldredge Lic#3527

1.1.2 Viewing your report

REPAIR RECOMMENDATIONS - NEW OR EXISTING HOME

Instructions for a new home:

The builder, who is a licensed general contractor, is your primary source for repairs of your new home. The builder will defer to licensed plumbers, electricians, HVAC technicians, and engineers as needed based on the findings in the report. In the majority of home purchases, the buyer does not need to hire a separate outside licensed plumber etc.

*** Engineers have measured the number of steps to building a home which totals out to approximately 30,000 steps for an average size home. Please be encouraged that although each finding is very important, the overwhelming majority of the build for your home has been well built.

Instructions for an existing home:

Your report will include recommendations for further investigation by licensed HVAC, electrical, plumber, and general contractors for many of the repairs. Hiring the licensed individual protects you, the buyer, from incorrectly performed repairs. For example, not using both glue and primer when repairing a simple HVAC condensate drain will result in water damage from leaks even years later. In some cases, an engineer is recommended when the repair plan is likely to be beyond the scope of the licensed general contractor.

Recommendation

Contact a qualified professional.

2.4.1 Range/Oven

BURNER WAS NOT FUNCTIONAL

The burner(s) described in the photographs did not function. An appliance repair person should be consulted to evaluate the function of the stove.

Recommendation

Contact a qualified professional.



See description for this finding.

3.1.1 Meter / Service

ELECTRICIAN

This condition presents a safety hazard that could result in serious personal injury and or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

Recommendation

Contact a qualified professional.



High voltage wiring coming directly from the power company is always encased in non-conductive conduit because of the danger of this type of wiring. See description for this finding.

3.2.1 Electrical Panel

BREAKERS NOT LABELED

The breakers are not labeled in the panel. This is a safety issue because the power cannot be turned off to desired areas for electrical work. A licensed electrician should be consulted to complete a full evaluation of the panel and identify each breaker.

Recommendation

Contact a qualified professional.



See description for this finding located under the carport.



Similar findings were found here in the kitchen for the majority of the breakers.

3.2.2 Electrical Panel

ELECTRICIAN - IMPLICATION PANEL

This condition presents a safety hazard that could result in interrupted service, property damage, and serious personal injury. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

Recommendation
Contact a qualified professional.



The design of this electrical panel enables a person or child to remove the cover with no tools. See following photo(s)



This means a person or child can expose the high voltage wiring with no tools. This is dangerous. Modifications to the panel cover are strongly recommended.

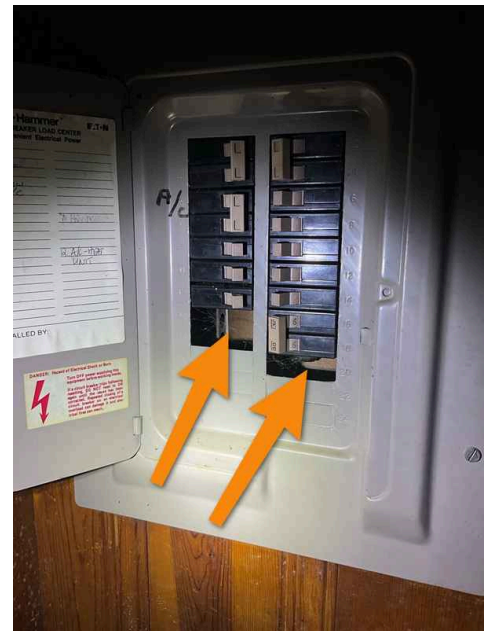
3.2.3 Electrical Panel

KNOCK OUTS MISSING

The electrical service panel cover is missing knock out opening plugs. The covers or plugs prevent direct contact with hot electrical circuits. This condition presents a safety hazard that could result in interrupted service and serious personal injury/death from electrocution. A licensed electrical contractor should be consulted for a complete inspection of the electrical system and for repair/replacement of the panel to ensure that it is safe and functioning properly.

Recommendation

Contact a qualified professional.



See description for this finding.

3.4.1 Lighting, Switches, & Receptacles

LIGHT - NOT OPERATIONAL

The light fixture was not functional when tested. This could indicate a defective bulb or other more serious problem such as faulty wiring or a defective fixture. If this is an LED light, then an electrician is needed. A licensed electrical contractor should be consulted for further evaluation and repair.

Recommendation

Contact a qualified professional.



Located in the kitchen, this light is not functional.



Location of the following finding in the left rear bedroom.

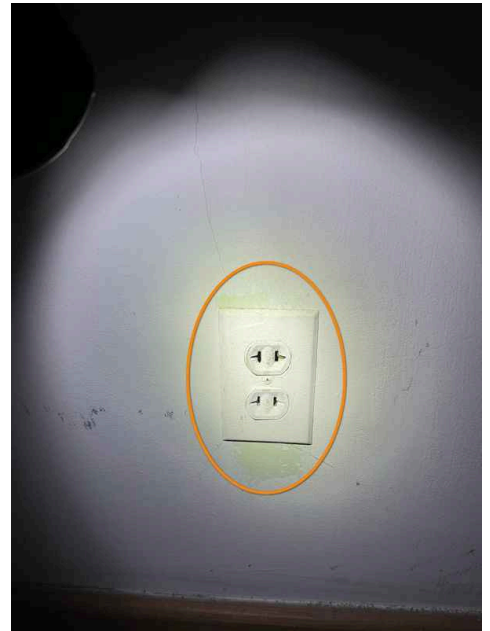
3.4.2 Lighting, Switches, & Receptacles

RECEPTACLE - 3 PRONE/ 2 WIRE

The 3 prong type receptacle(s) tested as open equipment ground. This home was built in an era where receptacles were 2 prong type without an equipment ground. An equipment ground provides an extra safety feature to prevent electrical shock hazards and property damage. Receptacles typically should not be updated to the 3 prong type without the installation of an equipment ground or GFCI protection. A licensed electrical contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to correct defects and prevent safety hazards.

Recommendation

Contact a qualified professional.



See description for this finding which applies to the majority of the home.

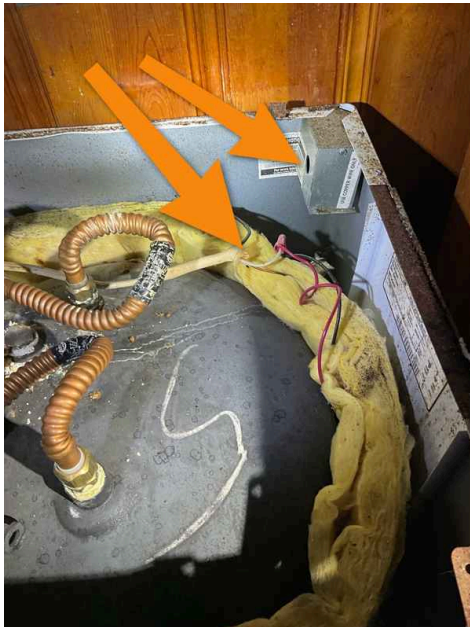
3.4.3 Lighting, Switches, & Receptacles

WIRES ARE EXPOSED

Wires should be enclosed in a junction box to avoid damaging the connection between the wires. Also, this protects occupants from electrical shock. This condition presents a safety hazard that could result in serious personal injury and or property damage. A licensed electrical contractor should be consulted for repair and a complete evaluation of the electrical system.

Recommendation

Contact a qualified professional.



See description for this finding located above the water heater.



Similar findings were found here located under the right side of the crawlspace.

4.1.1 Siding & Trim

BRICK - NO WEEP SYSTEM

The brick veneer for this home has no visible weep system. The weep system prevents water and condensation buildup behind the brick veneer. Weep openings for homes of this era are typically installed at the foundation vent locations. A licensed general contractor should be consulted for complete evaluation to determine the significance of this concern and repair as necessary.

Recommendation

Contact a qualified professional.



See description for this finding. Also, hidden damage is more likely because of the constantly overflowing gutters.

All areas of the home should be assessed for the same finding.

4.1.2 Siding & Trim

SIDING - TOO CLOSE TO GRADE OR BELOW GRADE

The exterior siding of the home is too close to the grade and needs repair to prevent insect and water penetration. A licensed general contractor should be consulted for a complete evaluation of the siding and to make necessary repairs. At the time of the repair, all adjacent building components should be inspected for possible evidence of water penetration and hidden damage.

Recommendation

Contact a qualified professional.



See description and following photos.



The wood structure of the converted carport is below grade and very likely to be decayed.

4.3.1 Driveways, Walkways, & Patios

DRIVEWAY SLOPE INCORRECT

The driveway surface is sloped to encourage storm drainage back toward the home. Drainage toward the foundation and framing areas can result in damage to the siding, doors, adjacent structural components, and allow water to enter the home resulting in undesirable conditions. A licensed general contractor should be consulted for further evaluation, to determine the extent of the concern, and make necessary repairs.

Recommendation

Contact a qualified professional.



See description for this finding. The structure is below grade.

5.1.1 Fireplace and Chimney

FIREPLACE NEEDS REPAIR AND/OR EVALUATION

A fireplace specialist should be consulted for the complete evaluation and repair of the fireplace.

Recommendation

Contact a qualified professional.



See description and following photos. The first place is not safe for use.



The first place is damaged. This exposes structure though to excessive heat which is a fire hazard.

5.1.2 Fireplace and Chimney

SPARK ARRESTOR IS MISSING

The spark arrestor is the screen at the top of the chimney that allows smoke and small ash passed while stopping large embers. Large embers can ignite trees etc. in the yard resulting in house fires. A chimney specialist should be consulted to repair the chimney prior to use.

Recommendation

Contact a qualified professional.



Additional photo of this finding. Also the box that prevents water entry is missing.



Water flows directly into the crawlspace.



Rainwater falls directly into the fireplace.

7.1.1 Gas Lines

OIL TANK - ABOVE GROUND

This home has an above ground oil storage tank, storage tanks are either leased from the fuel supplier or owned by the homeowner. A leaking above ground or underground oil tank can be a potential liability related to environmental contamination. Whenever an oil fuel storage system is present, the buyer should consult a licensed geologist for a complete assessment to determine the condition of the tank and if any soil contamination is present.

Recommendation

Contact a qualified professional.



See description for this finding.

7.1.2 Gas Lines

OIL TANK SUSPECTED - VENT PIPES VISIBLE

Two metal pipes with mushroom type caps were noted during the inspection of the yard. The pipes are typical of the vent and or fill openings for an underground oil storage tank. A leaking above ground or underground oil tank can be a potential liability related to environmental contamination. Whenever an underground oil fuel storage system is suspected to be present, the buyer should consult a licensed geologist for a complete assessment to determine if a tank is present, the condition of the tank and if any soil contamination is present.

Recommendation

Contact a qualified professional.



See description and following photos.



Additional photo of this finding.



The tank is full of oil and or water which would mean the tank is compromised.

8.1.1 Cooling Equipment

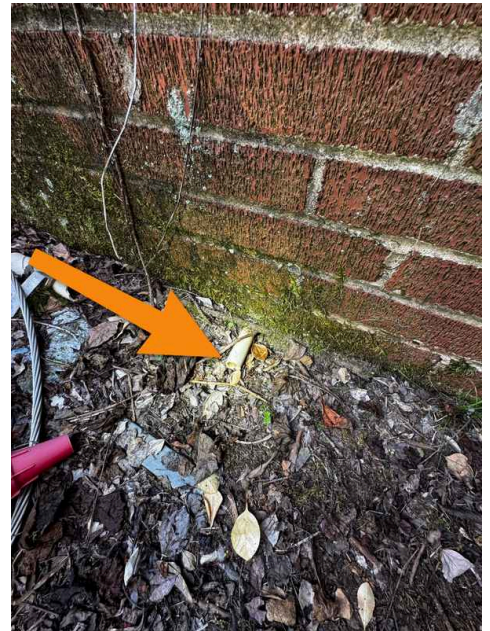
CONDENSATE DRAIN EXTENSION (UPGRADE)

The condensate drain is too close to the foundation. The building code does not require this extension but water does often seep through the foundation from here. This can cause the soil to stay wet when the surrounding soil is dry. This wet soil expands causing a strain on the foundation system which can lead to cracking. A licensed HVAC Contractor should be consulted to extend this tubing to a proper design and length.

Note: the tray used at the bottom of gutter downspouts is typically effectively utilized as a repair for this finding.

Recommendation

Contact a qualified professional.



See description for this finding on the back middle portion of the home.

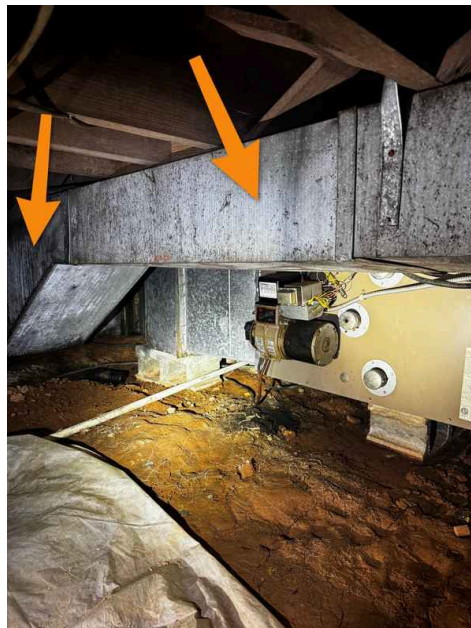
8.2.1 Distribution System

DUCTS UNINSULATED

Ducts are not insulated, resulting in energy loss and condensation dripping down. Recommend licensed HVAC contractor insulate ducts.



See description and following photos.



Additional photo of this finding.



All areas of the home should be assessed for the same finding.

9.1.1 Equipment

FLUE DISCONNECTED AND/OR DAMAGED

The gas furnace draft exhaust system is disconnected/damaged. This is hazardous that could result in exhaust entering the living spaces of the home and possible carbon monoxide poisoning. A HVAC contractor should be consulted for a complete evaluation and to make necessary repairs to ensure safe, reliable, and proper operation of the HVAC system.

Recommendation

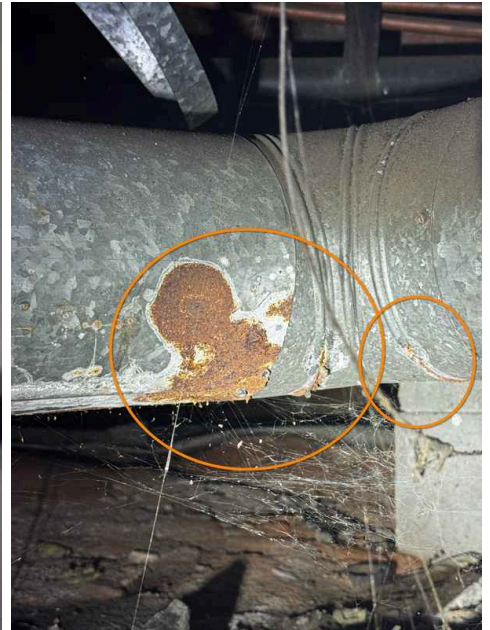
Contact a qualified professional.



See description and following photos. The flue is loose and deteriorated in multiple areas.



Additional photo of this finding.



This corrosion occurs from improper draft.



This hole in the flue direct carbon monoxide into the crawlspace. This carbon monoxide then seeps through the floor into the home.

9.1.2 Equipment

HVAC CONTRACTOR EVALUATION/REPAIR IS NEEDED

The HVAC unit should be evaluated by an HVAC contractor. The contractor should evaluate the full function of the unit and describe necessary repairs.

Recommendation
Contact a qualified professional.



The furnace side was not functional.
See flue section of the report.

10.1.1 Bathroom(s)

AN EVALUATION AND REPAIR IS NEEDED

It is recommended that a qualified/licensed professional be consulted for a full evaluation and repair of the findings described in the photos by this report finding.

Recommendation
Contact a qualified professional.



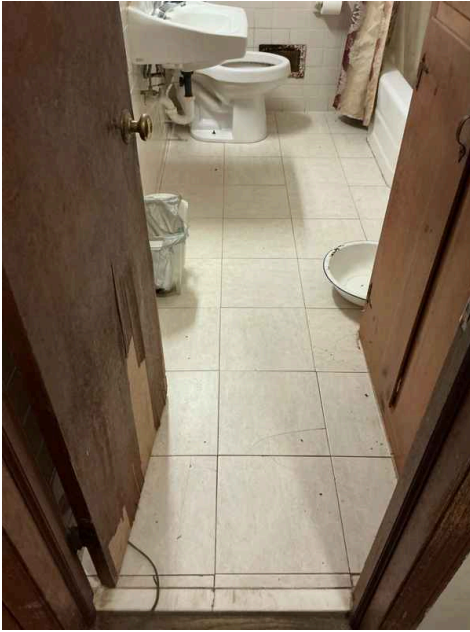
The toilet seat is not installed.

10.1.2 Bathroom(s)

LOOSE TILE (DECAY EXPECTED)

One or more tile are loose. When this happens, water has entered behind the wall. Some deterioration is present. A licensed general contractor or tile installer should be consulted to repair the tile and fully assess the area.

Recommendation
Contact a qualified professional.



All of the tile in this hallway bathroom is loose. See description for this finding.

10.4.1 Laundry

AN EVALUATION AND REPAIR IS NEEDED

It is recommended that a qualified/licensed professional be consulted for a full evaluation and repair of the findings described in the photos by this report finding.

Recommendation

Contact a qualified professional.



The dryer duct is loose and damaged.



The duct is completely disconnected.



This means the hot humid air from the dryer is being directed under the carport addition.

10.4.2 Laundry

AN EVALUATION AND REPAIR IS NEEDED 2

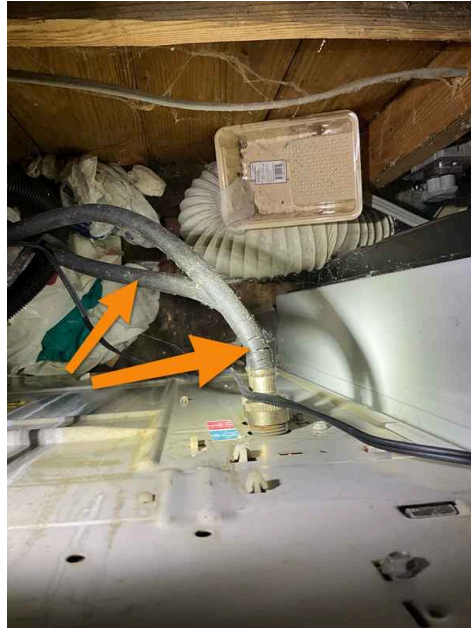
It is recommended that a qualified/licensed professional be consulted for a full evaluation and repair of the findings described in the photos by this report finding.

Recommendation

Contact a qualified professional.



See description and following photos.



These hoses are old and cracked here on the backside of the washing machine. These will burst with the next use.

10.5.1 Living areas

ADDITION WAS ADDED - NON-TYPICAL CONSTRUCTION

An addition was added or converted to this home. The construction for this space is not typical. It is likely that the space was not permitted. This means that defects beyond what is described here in the report are likely. The report will highlight the most significant deficiencies. As repairs are made, it is very likely that more deficiencies will be discovered. Further and further investigation is needed by a licensed general contractor.

Recommendation

Contact a qualified professional.



See description for this finding. The structure of the floor is not typical. There is no climate control. There is no insulation in the floor or ceiling..

10.5.2 Living areas

A FULL EVALUATION AND REPAIR IS NEEDED REGARDING LONG-TERM LEAKAGE IN THE ROOF SYSTEM

It is recommended that a qualified/licensed professional be consulted for a full evaluation and repair of the findings described in the photos by this report finding.

Recommendation

Contact a qualified professional.



See description for this finding located in the living room.



Additional photo of this finding from the bathroom. Mold is present and also likely inside the wall.



Similar findings were found here. This was a long term leak with significant damage.



Additional photo of this finding below showing mold and damage.

10.5.3 Living areas

ASBESTOS - POSSIBLY PRESENT

This is a material type that could be considered as a presumed asbestos containing material (PACM). Due to safety concerns this limited the inspection of all locations where the material was present. Since asbestos is an environmental and safety concern, it is recommended that an Environmental Testing company licensed for Asbestos be consulted to evaluate the significance of this concern and make recommendations for testing, removal or repairs.

Recommendation

Contact a qualified professional.



The smaller 7 inch tile are typically asbestos tile.



Based on the dimensions of the tile and age, these are likely asbestos as well.

10.5.4 Living areas

MOLD WAS FOUND THROUGHOUT THE HOME

Fungal growths such as mold may possibly be present in this home based on findings described in this report. It's important to note that visible mold was not found in the living areas of this home. However, there is a history of water penetration and or condensation which can cause mold. A licensed general contractor should be consulted for a complete evaluation to determine the source of the moisture and the extent of the damage. Health related issues concerning mold are beyond the scope of the home inspection. If the buyer has additional concerns related to the presence of the fungal growths such as mold an industrial hygienist should be consulted.

Recommendation

Contact a qualified professional.



See description and following photos. Mold was found on surfaces throughout the home caused by long-term leakage



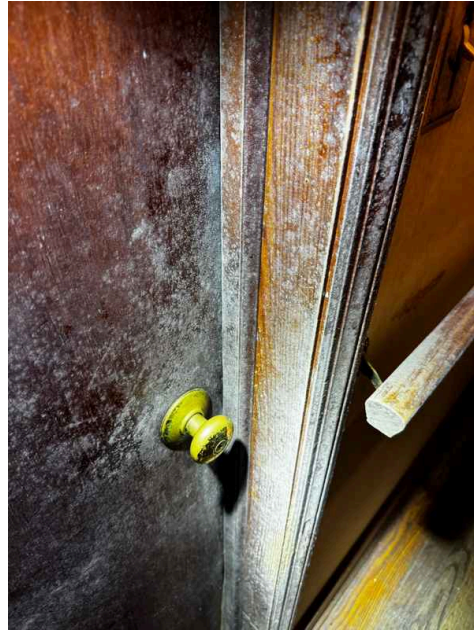
Additional photo of this finding.



All areas of the home should be assessed for the same finding.



Additional photo of this finding. Sample



Additional photo of this finding.



Additional photo of this finding found throughout.



Additional photo of this finding.



Additional photo of this finding.

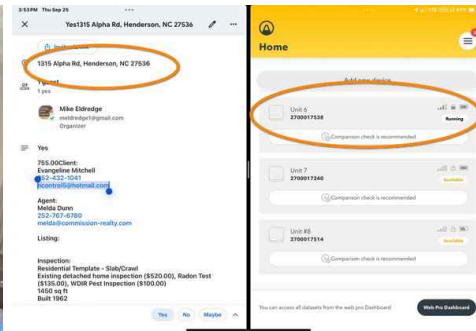
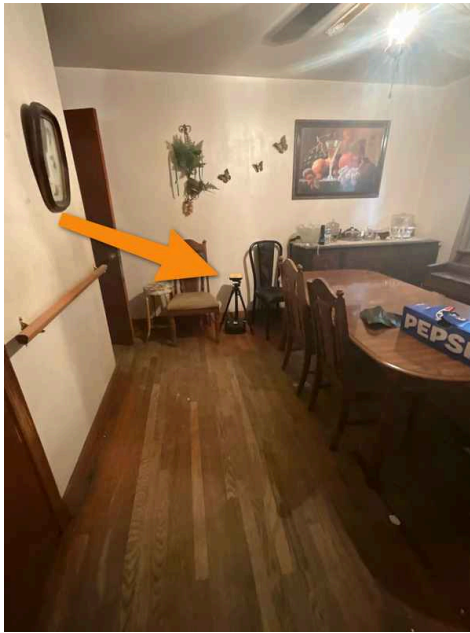
10.5.5 Living areas

RADON TEST

The radon testing equipment was installed in this location and will be picked up from the home after the minimum 48 hour run time for the test. Signs were placed in the home to notify the owners to keep the doors and windows closed.

Recommendation

Contact a qualified professional.



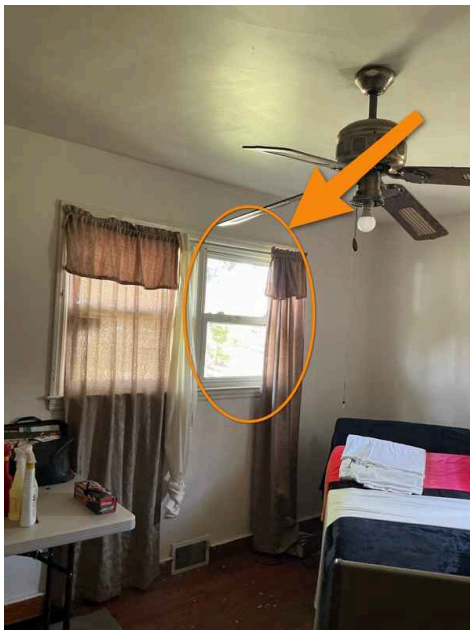
11.4.1 Windows

GLASS IS BROKEN

Glass is broken. This is an important safety hazard. This glass should be replaced prior to closing.

Recommendation

Contact a qualified professional.



Location of the following finding in the front left bedroom.

See description for this finding.

11.4.2 Windows

FURTHER EVALUATION AND REPAIR OR NEEDED

Further evaluation and repair are needed for the window(S). see photos regarding needed repairs for the windows.



Location of the following finding in the living room.



This window does not align properly and shut properly.

12.1.1 Attic Insulation and Ventilation

ANIMALS CAN ENTER THE ATTIC

Animals can enter the attic through the opening photographed here. All repairs should be made to prevent animals from entering the attic. Animals can be dangerous and leave feces behind.

Recommendation

Contact a qualified professional.



The damaged gable allows animals to enter the structure of the home.

12.1.2 Attic Insulation and Ventilation

INSULATION IS MISSING ON ATTIC ACCESS

The access to the attic is not insulated. This will result in significant heat loss. Repairs should be made to insulate all attic access areas of the home.

Recommendation

Contact a qualified professional.



See description for this finding.

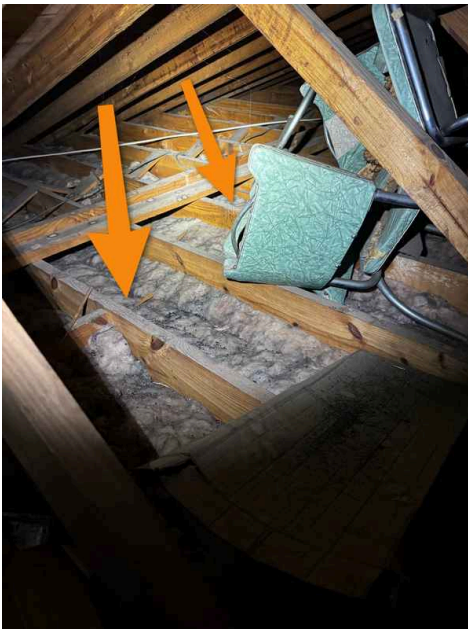
12.1.3 Attic Insulation and Ventilation

INSULATION MARGINAL

The insulation in the attic is marginal compared to current standards. Improper installation could result in condensation, over heating of the building components, and inadequate conditioning of the living areas. A licensed general contractor should be consulted for repair/replacement.

Recommendation

Contact a qualified professional.



See description for this finding which applies to all areas over the main house.



There is no insulation at all above the partially finished carport conversion room. There's also no insulation under the carport room. Insulating under this room is significantly challenging. Insulation also possibly may not be installed in the walls.

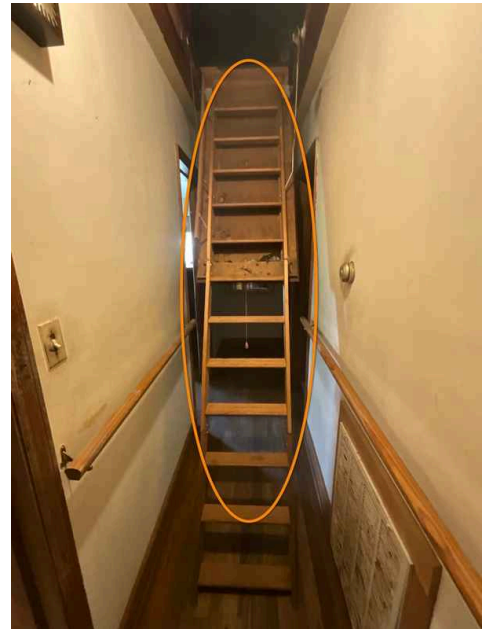
12.1.4 Attic Insulation and Ventilation

LADDER NEEDS REPAIR

The attic ladder was found to be in poor condition: the steps are loose, there are loose or missing nuts/bolts, the ladder is worn or wobbly. The ladder needs repair to prevent a safety or fall hazard. A licensed general contractor should be consulted for a complete evaluation and to make necessary repairs.

Recommendation

Contact a qualified professional.



See description for this finding. All areas of the ladder are loose and worn.

12.1.5 Attic Insulation and Ventilation

NO OR SIGNIFICANTLY LIMITED LOW INLET (VENTILATION)

The attic has an upper ventilation exhaust path but no clear lower intake. Improper ventilation could result in condensation, over heating of the building components, over heating of the building components, and inadequate conditioning of the living areas. Typically, baffles are also needed to block the insulation in the attic to create the airflow from the bottom to the top of the attic space. A licensed general contractor should be consulted for repair/replacement.

Recommendation

Contact a qualified professional.



See description for this finding which applies to all areas of the home.

13.1.1 Crawl Space

INSULATION - NONE PRESENT UNDER THE HOME

The insulation is missing in all areas under this home. Air conditioned homes can develop large scale mold and wood destroying fungus defects when no insulation is under a home as the wood structure sweats. Adding insulation would be beneficial to heating and cooling cost. This would need to be done professionally paying careful attention to insulating the HVAC ducts and vent boots. This is to avoid mold and wood deterioration as the crawl space environment is being changed. A licensed general contractor should be consulted to evaluate and insulate the crawl space.

Recommendation

Contact a qualified professional.



See description and following photos.



Additional photo of this finding. there is no insulation under any part of the home.



Additional photo of this finding.



The area in the crawlspace was the most water damage was under the kitchen.

13.1.2 Crawl Space

VENT OR DOOR IS/ARE DAMAGED OR MISSING

The crawl space vent(s) or door is/are damaged or missing. When the vents are damaged, including damaged or missing screens, animals are given access to the crawl space which can damage the home and also be dangerous for anyone working under the home. The vents should be assessed and repaired by a general contractor.

Recommendation

Contact a qualified professional.



See description for this finding.

14.2.1 Water Supply, Distribution Systems & Fixtures

COPPER SUPPLY LINES - BLACK / OLD

The copper plumbing supply lines have turned to a dark or blackish color. The discoloration of the copper piping is an oxidation that could be caused by an acidic environment, corrosive chemicals, and heat. Although the oxidation does not damage the copper it can damage the solder that secures the fittings. Further investigation is needed to determine the source of the discoloration and evaluate the general condition of the system. Known Causes: Chinese drywall, Pool Chemicals, Electrical current, Sewer gases, exposure to lye, and exposure to excessive heat.

Recommendation

Contact a qualified professional.



See description for this finding.

14.2.2 Water Supply, Distribution Systems & Fixtures

FAUCET LEAK AT HANDLE TUB/SHOWER

The tub/shower faucet leaks at the handle base area when turned on. The leaks could result in damage behind the wall and should be repaired as soon as possible. A licensed plumbing contractor should be consulted for a complete evaluation to determine the significance of this concern and make necessary repairs to prevent leaks and ensure sanitary conditions.

Recommendation

Contact a qualified professional.



A major leak from the tub handle was noted in the hallway bathroom. See description for this finding.

14.2.3 Water Supply, Distribution Systems & Fixtures

FAUCET LEAKS AT THE HANDLES

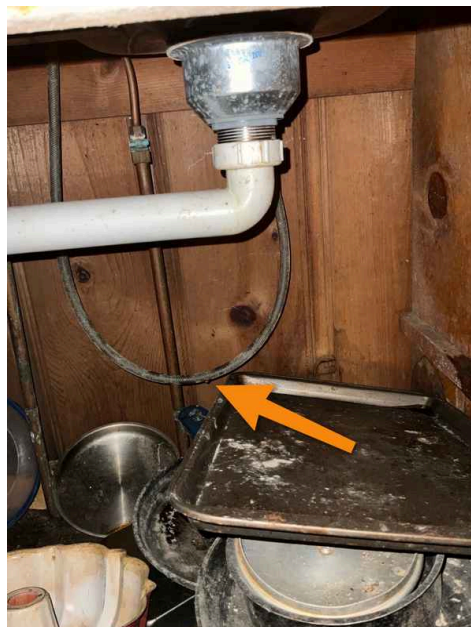
This plumbing fixture is leaking at the handles. This can or has caused damage to the area below. This repair should be completed by a licensed plumber.

Recommendation

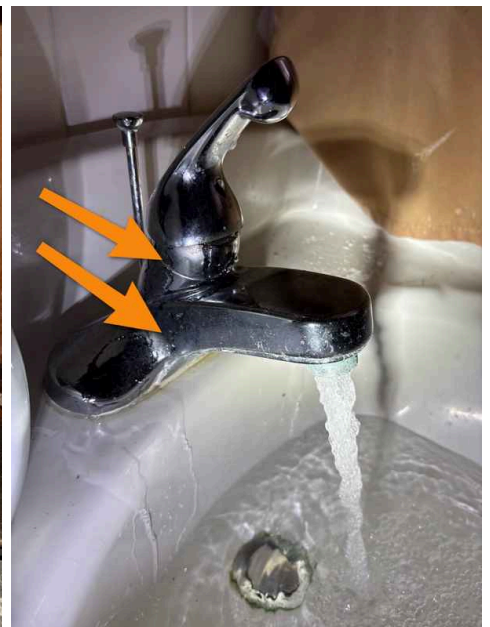
Contact a qualified professional.



See description for this finding located in the kitchen.



Water also leaks under the sink. The cabinet is damaged. Mold is present.



Similar findings were found here in the master bathroom.

14.2.4 Water Supply, Distribution Systems & Fixtures

HOSE BIB NOT SECURE

The hose bib is not secure to the wall. Pulling on the hose can disturb the plumbing causing a leak in a supply line leading to significant property damage. A general contractor should be consulted to secure the hose bib.

Recommendation

Contact a qualified professional.



Located on the front of the home. Also the hose bib leaks.

14.2.5 Water Supply, Distribution Systems & Fixtures

PB PLUMBING

This home has a plumbing supply system that uses polybutylene plastic distribution lines and compression band fittings. Even though plumbing system was installed in many homes from 1978 until mid-1990's, it is no longer manufactured in the original formulation as an approved plumbing system due to a history of material failures. The failures were related to improper installation, improper handling, improper storage, and plastic deterioration due to chemical reactions with the water supply. Due to the nature of this latent defect, it was not possible to adequately assess the condition of the plumbing system during the home inspection. At the time of the inspection the following concerns were noted:

- Plastic fittings (deteriorated)
- Improper support of plumbing lines

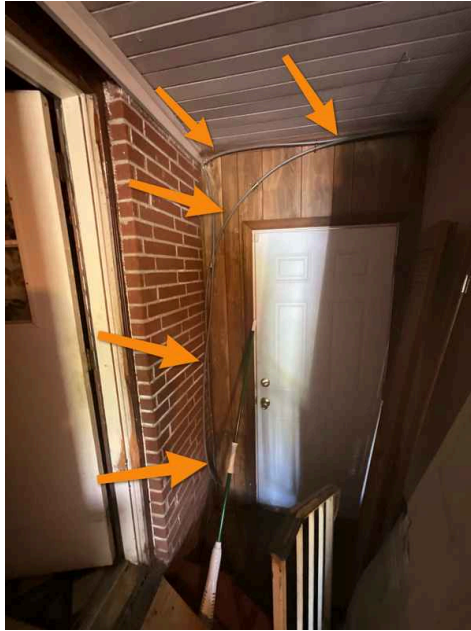
A licensed plumbing contractor should be consulted for a complete evaluation of the plumbing system to determine the significance of this concern and to make necessary repairs.

Recommendation

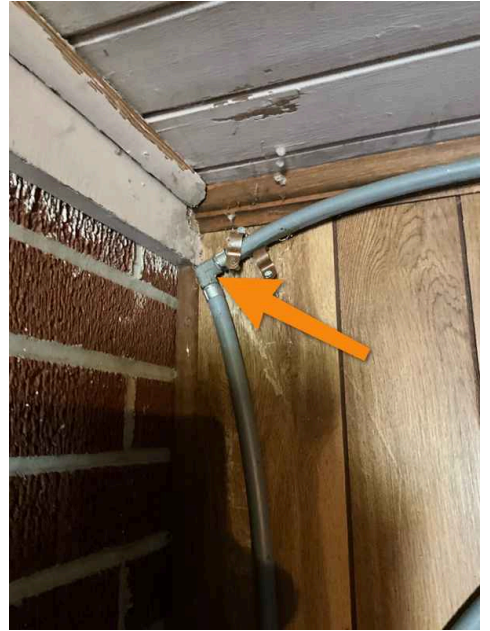
Contact a qualified professional.



See description for this finding located behind the washing machine.



Also the plumbing lines have not been installed according to proper techniques. This increases the likelihood of plumbing lines bursting.



Plastic fittings found in multiple areas are more prone to burst.



Similar findings were found here under the right side of the home.

14.2.6 Water Supply, Distribution Systems & Fixtures

PLUMBER – IS NEEDED FOR THIS REPAIR

A licensed plumber should be consulted for a complete evaluation of this finding and repair to avoid leaks and property damage.

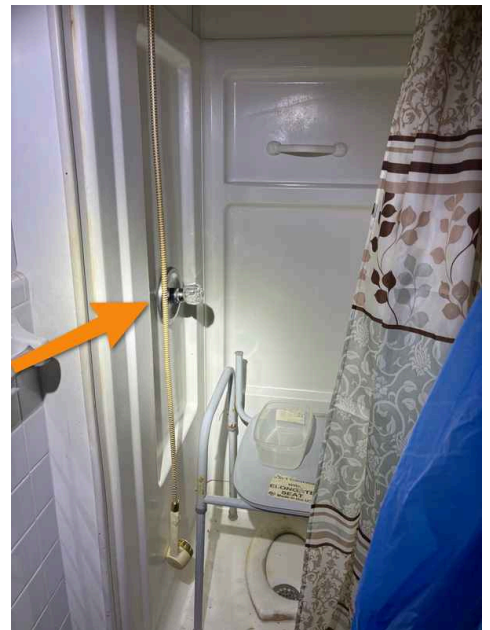


The float is rubbing the tank which means the valve can be stuck in the on position. This can result in flooding.

14.2.7 Water Supply, Distribution Systems & Fixtures

PLUMBER – IS NEEDED FOR THIS REPAIR 2

A licensed plumber should be consulted for a complete evaluation of this finding and repair to avoid leaks and property damage.



The shower faucet is not attached and not functional here in the master bathroom.

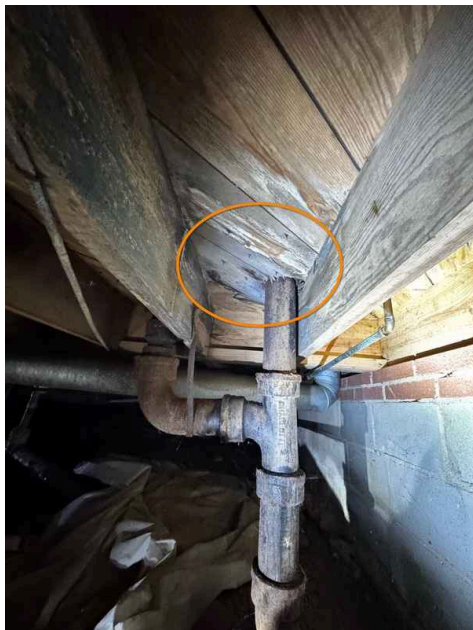
14.3.1 Drain, Waste, & Vent Systems

ACTIVE LEAK

There is an active leak in this drain line. Further investigation is needed. Hidden damage as possible. Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems and ensure sanitary conditions. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

Recommendation

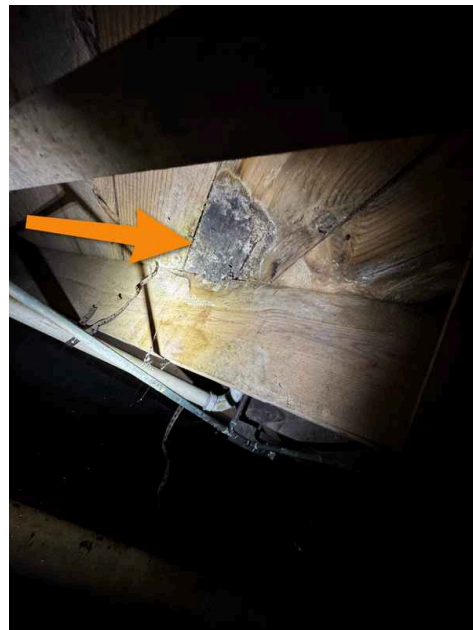
Contact a qualified professional.



This area by the master bathroom toilet is decay. This may be coming from the toilet or the roof vent.



The drain under the tub is leaking.



Additional photo of damage under the tub.

14.3.2 Drain, Waste, & Vent Systems

CAST IRON - CORRODED

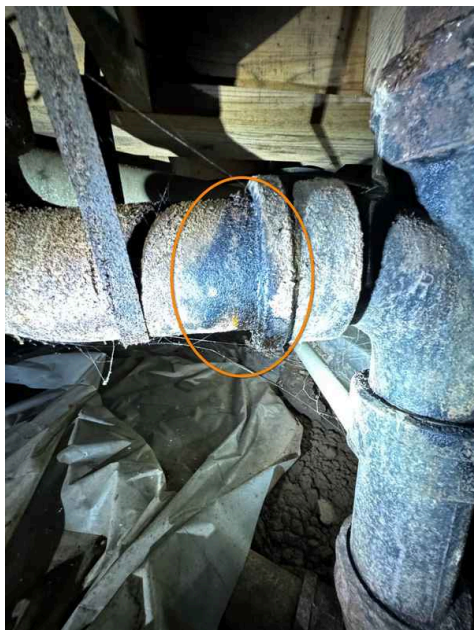
The main waste line is corroded and leaking. The waste line needs to be repaired to ensure sanitary conditions. A licensed plumbing contractor should be consulted for complete evaluation and of the waste line systems to determine the general condition of the system and to make necessary repairs.

Recommendation

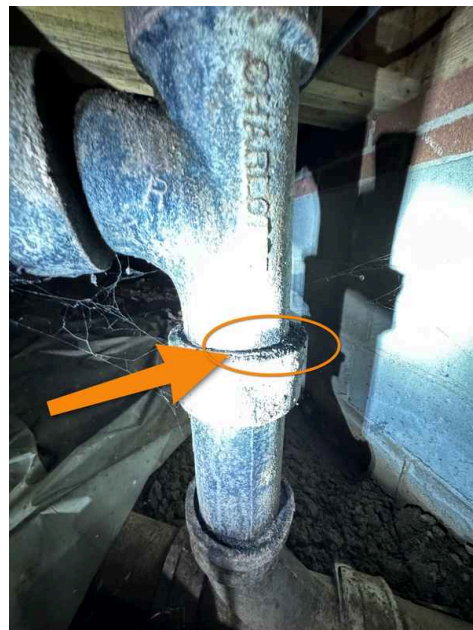
Contact a qualified professional.



See description and following photos. This includes the pipe from the foundation to the clean outs in the yard.



Additional photo of this finding showing leakage.



Similar findings were found here.

14.3.3 Drain, Waste, & Vent Systems

CLEAN OUT CAP/FITTING IS BROKEN OR MISSING

The service cleanout for the main waste line has a missing/broken cap. The cap needs to be repaired to prevent debris from entering and clogging the line. A licensed plumbing contractor should be consulted for a complete evaluation of the distribution systems to determine the general condition of the system and to make necessary repairs

Recommendation

Contact a qualified professional.



See description and following photos.

Both Plumbing fittings have damage.
This one uses a hubcap as a cover.

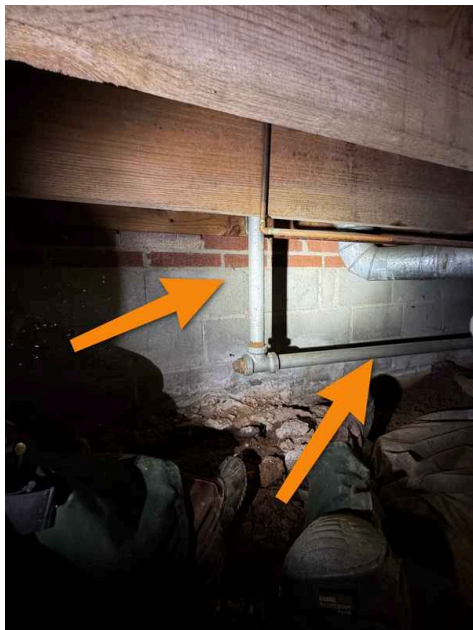
14.3.4 Drain, Waste, & Vent Systems

GALVANIZED DRAIN LINES

The home is equipped with galvanized plumbing drain lines. These drain lines corrode on the inside reducing the flow of water until repairs are needed. The typical lifespan of these lines is approximately 50 years. It is possible that these lines are past this age. A licensed plumber should be consulted for a full evaluation of all the drain lines and a full proposal for repair or replacement.

Recommendation

Contact a qualified professional.



See description for this finding.



A heavily corroded galvanized pipe left over from a repair spot in the crawlspace.

14.3.5 Drain, Waste, & Vent Systems

PLUMBER – IS NEEDED FOR THIS REPAIR 2

A licensed plumber should be consulted for a complete evaluation of this finding and repair to avoid leaks and property damage.



This plumbing drain on backside of home by the washer could not be confirmed for proper installation. This drain line was not connected to the main house plumbing drain system.

14.3.6 Drain, Waste, & Vent Systems

PLUMBER – IS NEEDED FOR THIS REPAIR 3

A licensed plumber should be consulted for a complete evaluation of this finding and repair to avoid leaks and property damage.



The drain line from the kitchen is not actually plumbed or connected into the main drain. This means this is a leak.

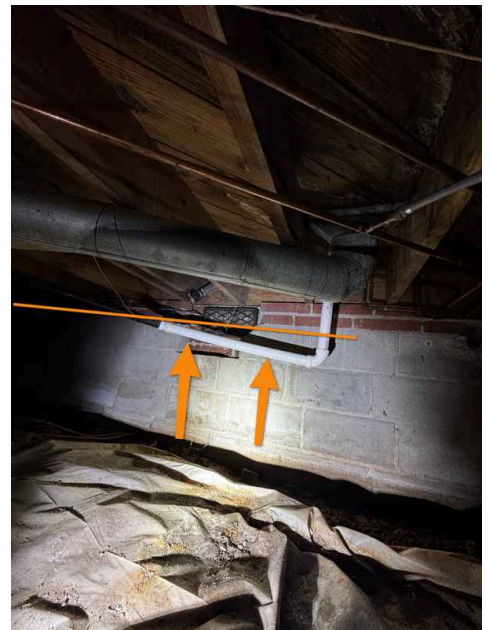
14.3.7 Drain, Waste, & Vent Systems

POSITIVE DRAIN IS NOT PRESENT

The drain line should drain out. This drain line retains water. This means that the drain line is more prone to clog. Plumbing issues should be corrected prior to purchasing the home to prevent leaking or future problems and ensure sanitary conditions. A plumbing contractor should be consulted for a complete evaluation of the system and to make necessary repairs.

Recommendation

Contact a qualified professional.



See description for this finding under the kitchen. The orange line shows the slope that the drain should make..

14.3.8 Drain, Waste, & Vent Systems

SLOW DRAIN - SINK

The sink drain was noted to drain slow when filled above halfway. This could be a clogged trap or a more significant plumbing issue. A licensed plumber should be consulted for repair.

Recommendation

Contact a qualified professional.



See description for this finding in the master bathroom.

14.3.9 Drain, Waste, & Vent Systems

SLOW DRAIN - TUB/SHOWER

The tub/shower drain does not keep up with the flow of the shower. This could be a simple clog or a more significant repair needed to the drain system. A licensed plumber should be consulted to evaluate and repair the drain system.

Recommendation

Contact a qualified professional.



The tub located in the hallway bathroom had a very slow drain. See description for this finding.

14.4.1 Water heater

OLD - CORRODED AND LEAKING

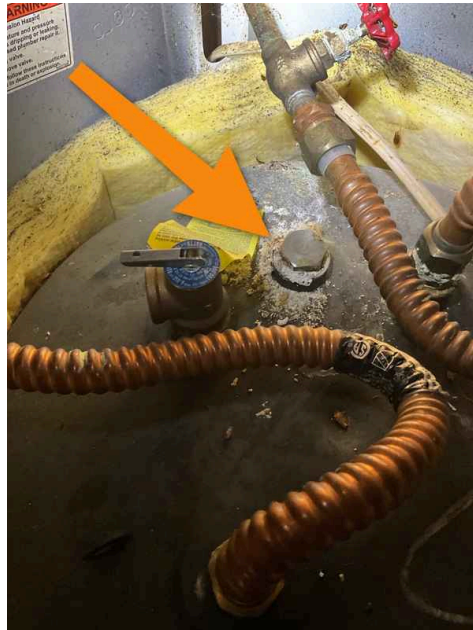
The water heating unit for this home is over ten years old and was found to be in poor condition. The unit has heavy corrosion of the casing and supply line connections. A licensed plumbing contractor should be consulted to evaluate the system and repair/ replace as needed to ensure safe and reliable hot water supply.

Recommendation

Contact a qualified professional.



See description for this finding located is in the kitchen.



Additional photo of this finding. Corrosion is leakage.

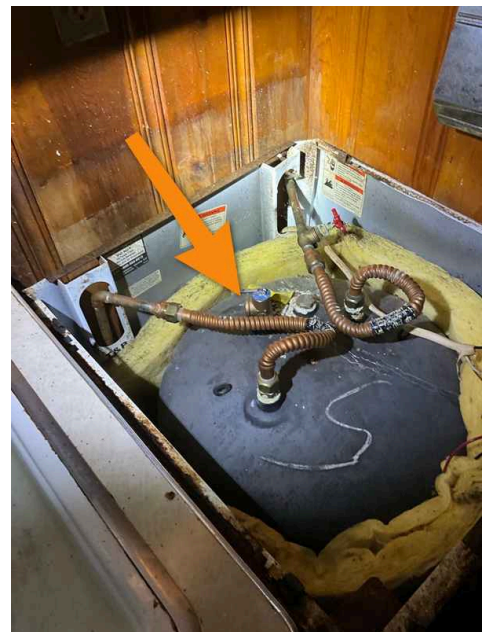
14.4.2 Water heater

TPRV NOT PIPED DOWN

The Temperature Pressure Relief Valve (TPRV) for the water heater is a safety device to prevent the unit from exploding in case of a malfunction. The TPRV is located at the top of the hot water unit and to prevent burn injury in the event of a discharge, the TRPV requires a piped extension down to the floor area. The TPRV for this unit is not properly extended to ensure proper valve operation or prevent personal injury, this is a safety issue that needs to be corrected to prevent personal injury or property damage. A plumbing contractor should be consulted for further evaluation and repair.

Recommendation

Contact a qualified professional.



See description for this finding.

15.1.1 Foundation

CRACK – HORIZONTAL

A horizontal crack was found in the foundation of the home. A horizontal crack is the most serious type of crack. This means that the footing and foundation wall have begun to buckle. Cracks in the foundation indicate a deficiency in the foundation, footing, or supporting soil that can change and worsen if it progresses over the life of the home. An engineer should be consulted to determine the significance/cause of the cracks and outline any necessary repairs.

Recommendation

Contact a qualified professional.



See description and following photos regarding this small crack on the front middle portion of the foundation.



Additional photo of this finding.

15.1.2 Foundation **MUD/WATERLINE**

In the crawl space, the foundation walls were wet and the soil adjacent to the foundation was muddy from direct water penetration in the area. Direct water penetration damages the foundation, the wood structure, and creates an undesirable environment in the crawl space areas that encourages insects and or fungal growths such as mold/mildew. Water in the crawl space indicates an absent or damaged waterproofing and foundation drain system. Repairs are needed to prevent water penetration. A licensed general contractor should be consulted for further evaluation to determine the source of the moisture and to make necessary repairs.

Recommendation
Contact a qualified professional.



See description and following photos.



Additional photo of this finding. See gutters and grading sections of the report.

15.1.3 Foundation

VAPOR BARRIER - SHORT

The vapor barrier does not cover all areas of the crawl space. Today's construction typically extends the vapor barrier to the walls to reduce the moisture that enters the crawl space. A licensed general contractor should be consulted for the repair.

Recommendation

Contact a qualified professional.



The vapor bar was missing in the majority of areas of the crawlspace.



All areas of the home should be assessed for the same finding.

15.1.4 Foundation

WET FOUNDATION WALL(S)

The walls of the foundation were wet. This can be caused from poor grading on the exterior, gutter down spouts not being extended, condensate drains too close to the foundation, and other reasons not discovered. Water seeping into the crawl space creates high moisture levels in the floor structure which can lead to mold and then decay. See Floor Structure section. The source should be determined by a general contractor and repaired.

Recommendation

Contact a qualified professional.



See description for this finding found across the front of the home.

15.2.1 Columns and Piers

PIER - NOT TYPICAL CONSTRUCTION

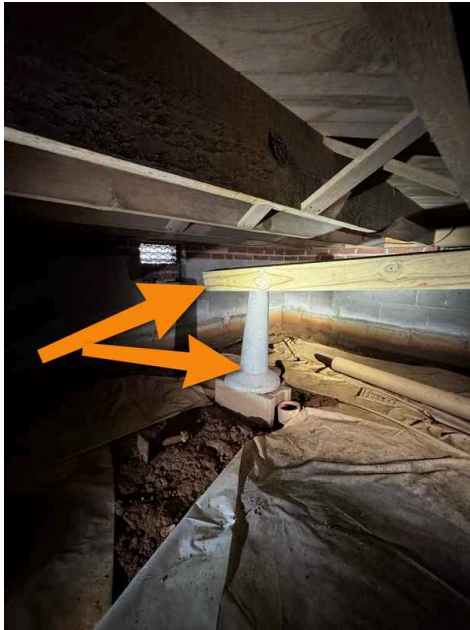
There are piers for the home throughout the entire crawl space that are not made according to typical construction standards. The following types were found:

- Bricks/blocks stacked on top of each other with no footing
- Wood that is in contact with the ground with no footing

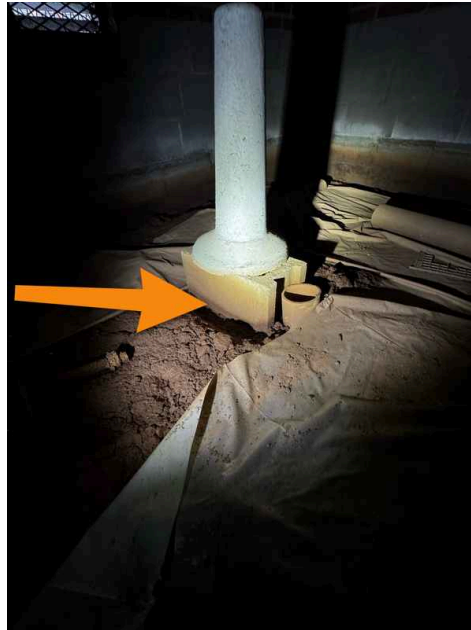
These types of supports are typically added when the floor system is failing. The reason such piers were added should be fully investigated and repairs to the floor system should be made by a general contractor.

Recommendation

Contact a qualified professional.



See description and following photos. Supports were added throughout the home across the back and front. These supports were not built correctly and are failing.



The supports are sitting in the mud and are not on footings.



Also, the lumber was never fastened into place. Multiple areas have fallen down.



Additional photo of this finding.



Additional photo of this finding.

15.3.1 Floor Structure

LEDGER - TOO FEW NAILS

There are too few nails used under the floor joist. Typically, there are 3 nails under each joist to support the structure. More nails should be added to provide proper support by a general contractor. Repairs may be needed to the floor structure.

Recommendation

Contact a qualified professional.



See description for this finding which applies to both sides of the main gutter across the home.

15.3.2 Floor Structure

TERMITE DAMAGE - SIGNIFICANT

Damage to the wood structure of the home was found. Hidden areas of damage are possible. If not already obtained, a professional wood destroying insect inspection is needed to determine if there are active insects damaging the home. A licensed general contractor should be consulted to determine the place for repair.

Recommendation

Contact a qualified professional.



See description for this finding. Significant decay was found under the old location for the washer dryer.

16.1.1 Coverings

NAIL HEADS NEED ROOFING SEALANT

The nail heads are not sealed with roofing sealant to prevent leaks into the home. This will or currently is leaking. Hidden damage is possible. A roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system.

Recommendation

Contact a qualified professional.



All areas of the home should be assessed for the same finding.



Similar findings were found here.

16.1.2 Coverings

ROOFING CONTRACTOR

A roofing contractor should be consulted for a complete evaluation of the roof covering and flashings system to make necessary repairs to ensure the weathertightness of the roof covering system.

Recommendation

Contact a qualified professional.



The roof is showing signs of heat damage caused by a lack of ventilation.



Moss was growing in many areas caused by excessive heat in the attic.



Additional photo of this finding.



All areas of the roof should be assessed for the same finding.



Additional photo of this finding.



Significant decay is expected in all areas of the roof and wall where plant growth like this is located.



Additional photo of this finding.

16.2.1 Roof Drainage Systems

DETERMINATION / IMPLICATION GUTTERS

It is very important to keep gutter functioning properly to reduce direct drainage to the foundation and wall cladding systems. A licensed general contractor should be consulted for a complete inspection to determine the significance of the concern and to make necessary repairs.

Recommendation

Contact a qualified professional.



See description for this finding. the gutter is loose and hanging. Hidden damage is expected. The gutter has been overflowing for a long period of time.



The downspout has been overflowing and clogged for a long length of time. Hidden damage behind the brick is likely.



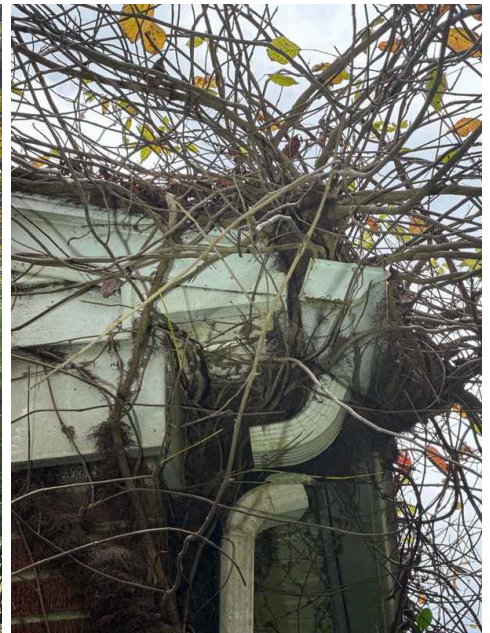
Additional photo of this finding showing erosion and water splashing against the foundation..



Similar findings were found here. the downspout is clogged, the gutter is loose and falling. Hidden damages likely.



The same applies here in the back. This gutter is completely broken. This growth has been occurring for years. Hidden damage throughout the corner structure of the roof wall, etc., is expected.



Additional photo of this finding.



Large plants are growing into the structure of the home and coming out of the roof. Hidden damage throughout his present.



Hidden damage through all areas of the roof structure is expected.



Additional photo of this finding showing decay from inside the attic.



Additional photo of this finding showing decay from inside the attic.



Additional photo of this finding showing decay from inside the attic.

16.3.1 Flashings

FLASHING BENT / LOOSE / MISSING

The flashing is loose/bent/missing up which will or has caused leaks within the roof. A roofing contractor should be consulted for a complete evaluation of the flashings system to make necessary repairs to ensure the weathertightness of the roof covering system.

Recommendation

Contact a qualified professional.



The flashing is not installed correctly and is loose in all areas around the chimney.



Loose and improper installation creates active roof leaks.



Additional photo of this finding. The flashing on the sides should be under the shingles.



This is a hole and roof leak in the flashing.



Additional photo of this finding showing more loose flashing.