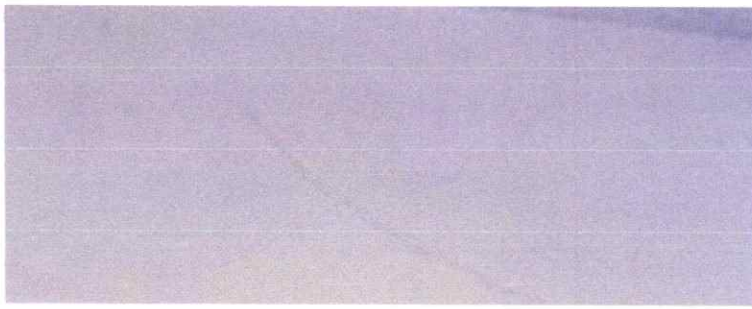




Wall Structure

Condition: Not visible

Structure: Attic

Attic Entry

Hallway

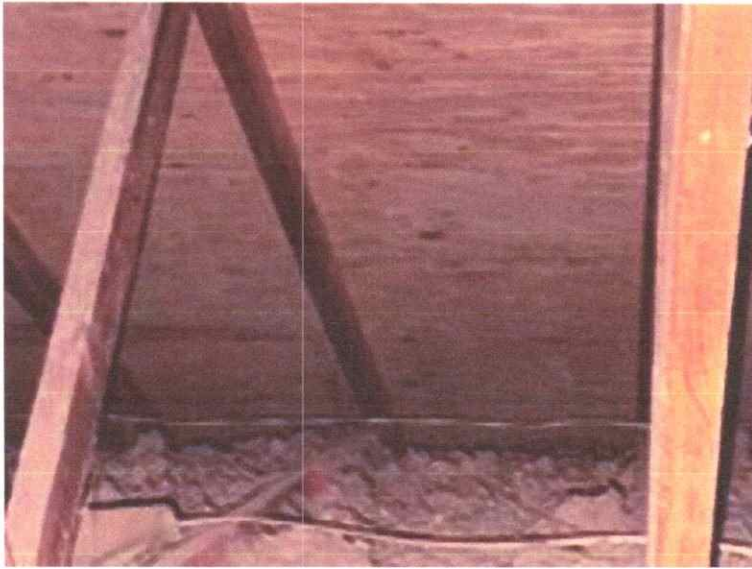
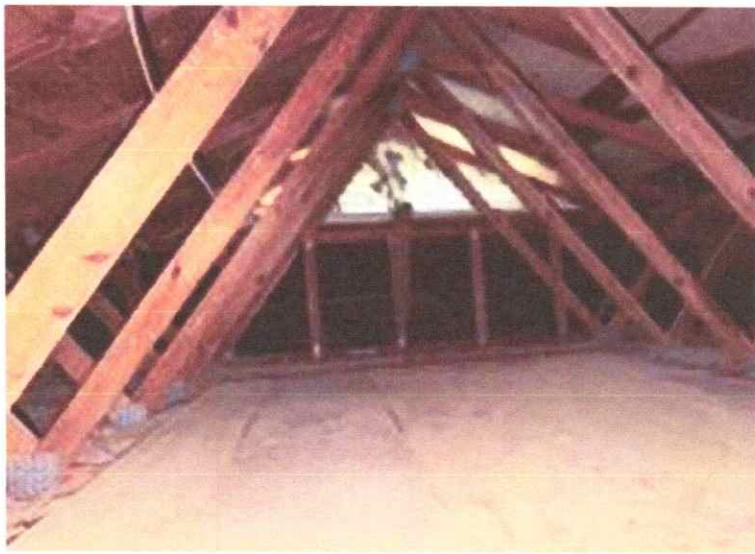
Comment 8

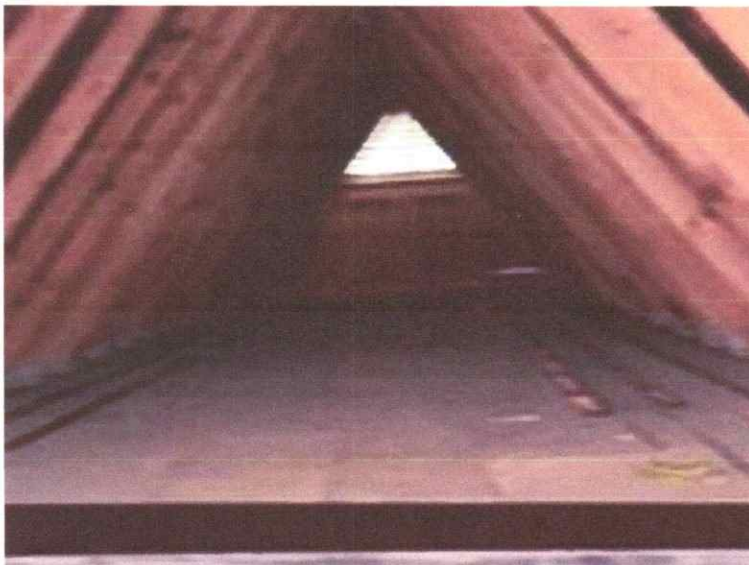
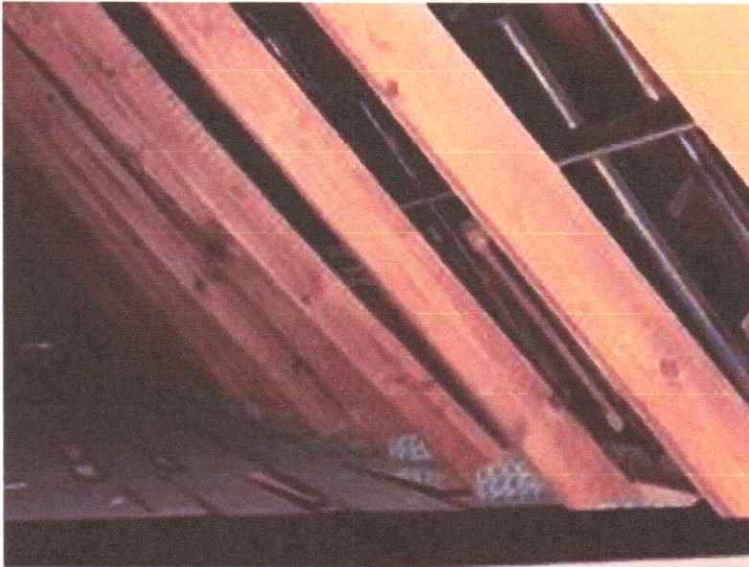
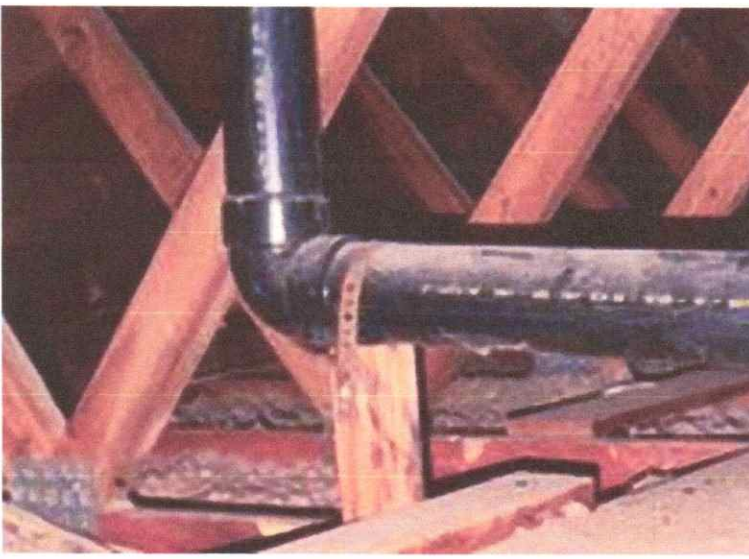
Repair or Replacement Needed

The attic pull down does not go completely shut.



Overview Photos Of Attic





Roof Framing Type

Roof Deck Material

Vent Risers

Insulation

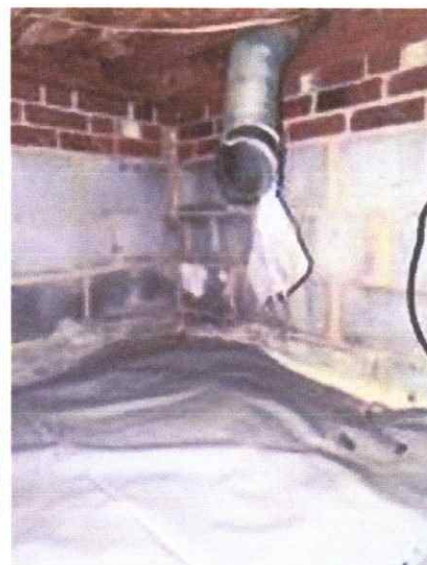
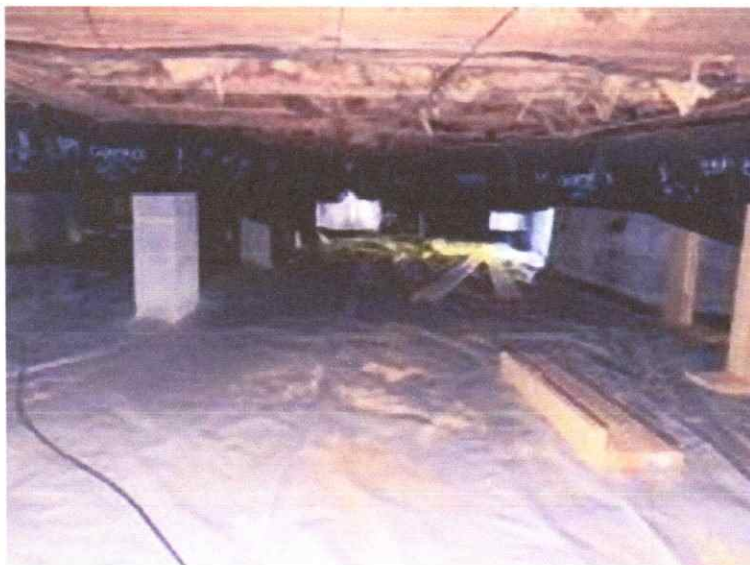
Structure: Crawlspace

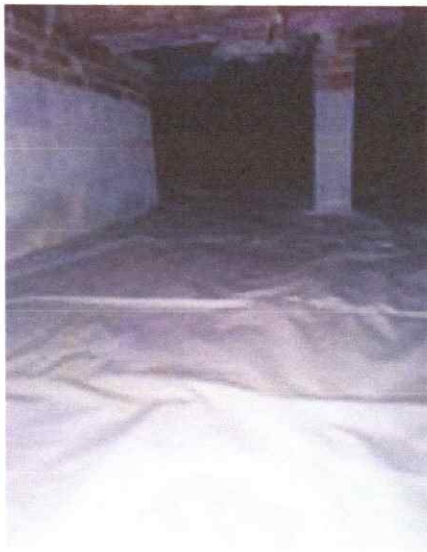
If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method

Inside

Overview Photos Of Crawlspace





Vapor Retarder

Installed

Condition: Marginal

Comment 9

Information

6 mill is the minimal protection from ground vapors.

Underfloor Insulation

Fiberglass Batts

Condition: Satisfactory

Ventilation Present

Yes

Condition: Requires Repair

Comment 10

Repair or Replacement Needed

Vents are missing grids and screens and may lead to pest and water entry. At least one is missing the entire vent and another is closed with plexiglass.



Moisture Condition

Condition: Marginal

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Overhead

Main Disconnect Location

Service Panel

Service Panel Location

Interior

Photo of Panel



Service Line Material

Aluminum

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

150 amps

Service Panel Ground

Unknown Not Visible

Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Satisfactory

Overcurrent Protection

Breakers

Condition: Satisfactory

GFCI/AFCI Breakers

No

Condition: Built before required

Smoke Detectors

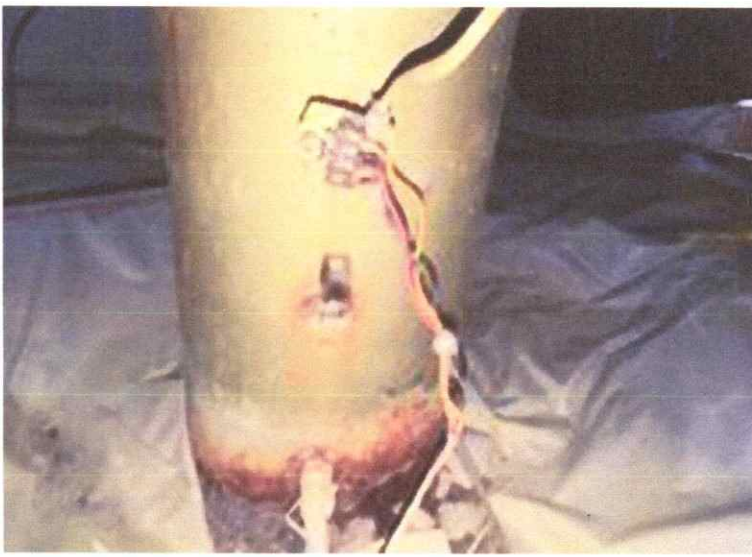
Condition: Repair or Replace

Comment 11**Safety Concern**

There are missing smoke detectors. Current guidelines are 1) In each sleeping room. 2) Outside each separate sleeping area in the immediate vicinity of the bedrooms. It is recommended to install smoke detectors for safety.

Electrical Comments**Comment 12****Repair or Replacement Needed**

Several open junctions are noted and need placed in a junction box and the exterior receptacle is not wired using exterior rated cable. For these reasons it is highly recommended an electrician evaluate and repair electrical components.



HVAC System Type

Central Split System

Thermostat

Digital

Condition: Satisfactory

Photo of Thermostat**Thermostat Location**

Hallway

HVAC: Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

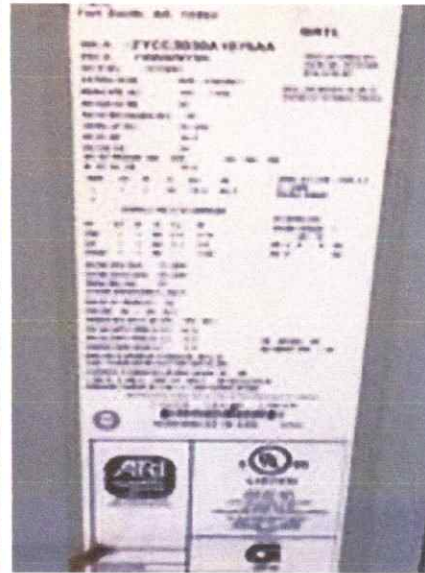
Package unit

Type of Equipment

Forced Air

Condition: Satisfactory

Photo of Furnace Operating



Manufacturer

American standard

Heating Fuel

LP Gas

Condition: Satisfactory

Approximate Age

19

Comment 13

Repair or Replacement Needed

Nearing end of useful life

Filter Type

Washable, Disposable

Condition: Satisfactory

Type of Distribution

Flexible Ducting

Condition: Satisfactory

Comment 14

Repair or Replacement Needed

There are several vents not connected and part of the old system. It is recommended to have an hvac tech evaluate and confirm there is enough vents and determine if the old ones need closed.



Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

HVAC: Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Electric

Type of Equipment

Split System

Condition: Satisfactory

Photo of Unit Operating



Condenser Make

American standard

Condenser Approximate Age

Comment 15
Monitor Condition

Nearing end of useful life

Condensate Drainage

To Exterior

Condition: Satisfactory

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Well System

Supply Pipe Material

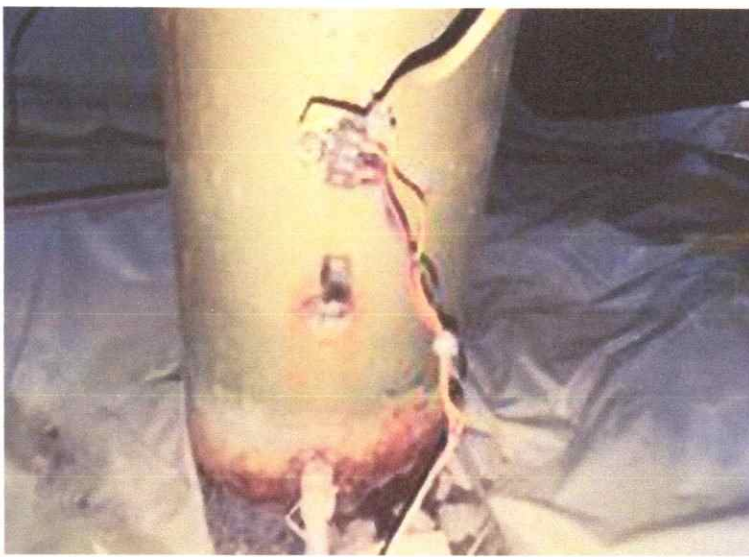
PEX

Condition: Satisfactory

Location of Main Water Shutoff

Crawlspace

Photo of Main Water Valve



Sewer System

Septic System

Waste Pipe Material

PVC, ABS Plastic

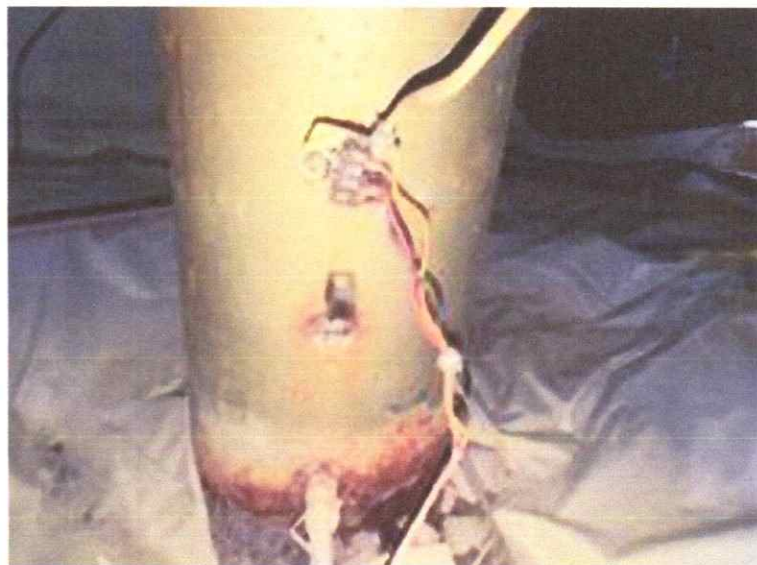
Condition: Satisfactory

Plumbing Comments

Comment 16

Repair or Replacement Needed

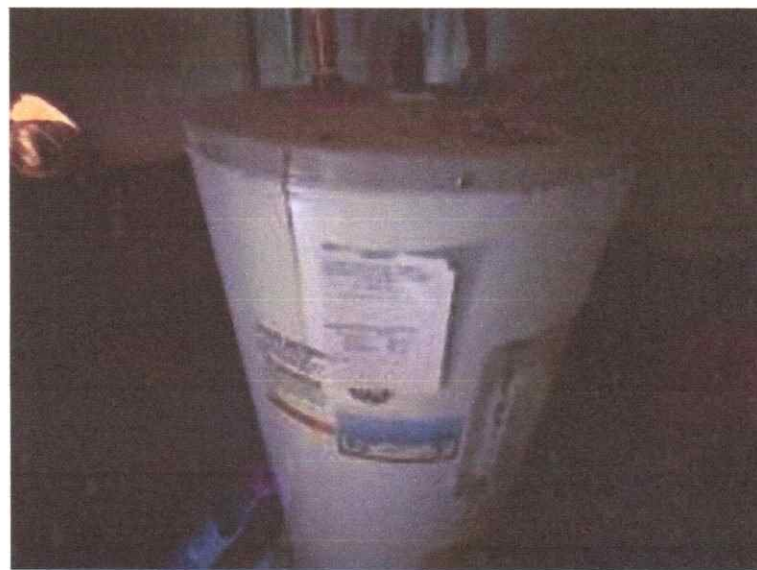
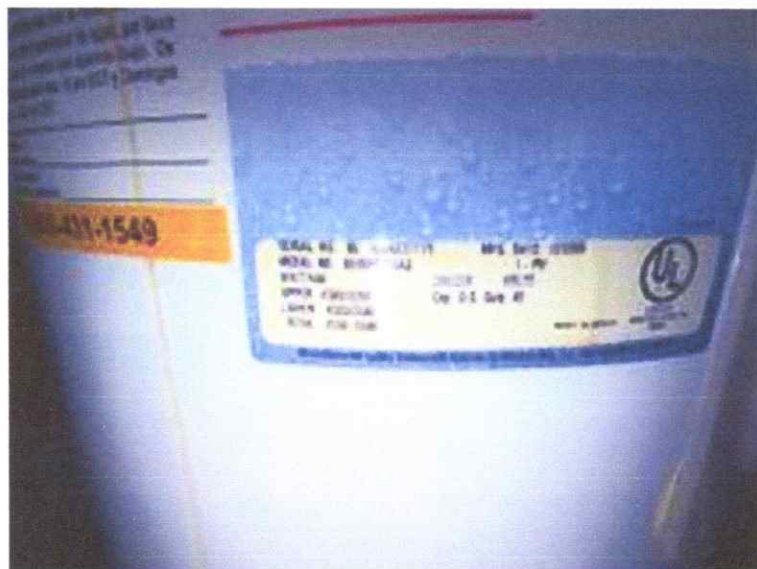
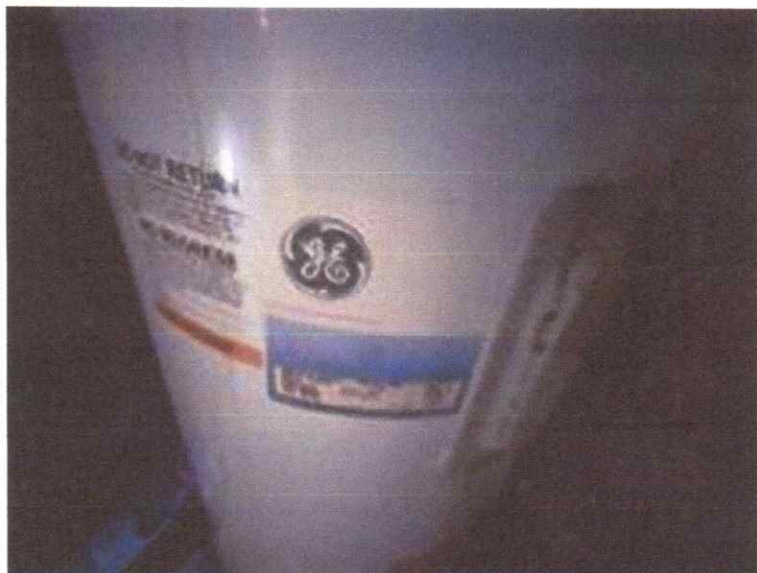
The water heater and well compression tank both are leaking and need replaced. There is also missing shower head from main bathroom, due to water heater leaking hot water could not be tested, leaking hose bib, loose toilet and dripping faucets all should be evaluated and repaired by a licensed plumber.





Plumbing: Water Heater

Photo of water heater



**Manufacturer**

General Electric

Fuel

Electric

Capacity

50 gal

Approximate Age

18

Comment 17**Monitor Condition**

Nearing end of life

Temp & Pressure Relief Valve

Not Present

Condition: Repair or Replace

Comment 18**Repair or Replacement Needed**

The water heater is missing blow off leg to the TPR valve. This allows water to safely discharge in an event valve is set off.

Fuel Disconnect

In Same Room

Plumbing: Water Heater Comments

Comment 19

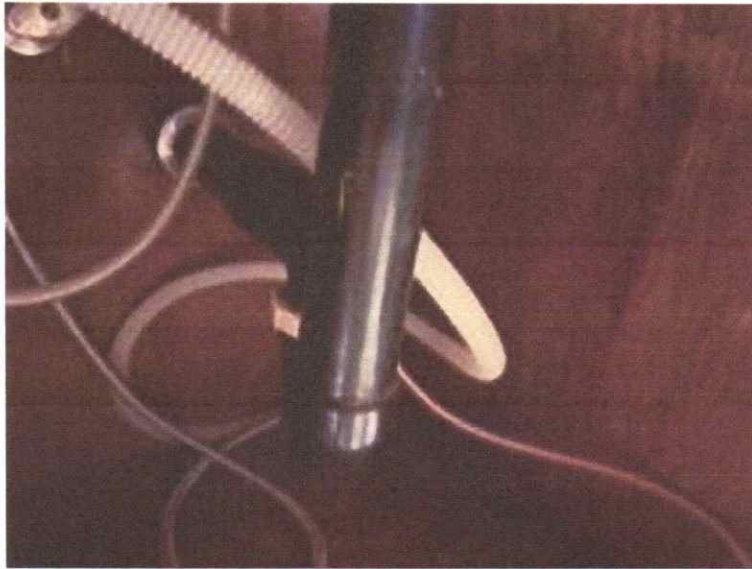
Repair or Replacement Needed

The water heater was leaking from pex shark bight and below it is recommended heater be replaced by a licensed plumber.

Kitchen

Overview Photo of Kitchen







Cabinets

Condition: Marginal

Countertops

Condition: Marginal

Sink

Condition: Marginal

Kitchen: Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range

Comment 20

Safety Concern

Range does not have anti tip brackets installed and is a safety concern. This means when oven is opened the oven can tip causing injury.

Range Hood

Dishwasher

Comment 21

Repair or Replacement Needed

The dish washer is missing a high loop. A high loop is a method of backflow prevention where the drain line runs from the dishwasher to the highest point beneath the sink. The loop is affixed to the underside of the counter with a bracket, then drains down into the garbage disposal or sink

Laundry

Dryer Venting

Comment 22

Safety Concern

Missing metal through wall transition this will need installed to safely connect dryer.



GFCI Protection

No

Condition: Item to improve

Laundry Hook Ups

Yes

Condition: Satisfactory

Overview Photos of Laundry



Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Fireplace

Wood Burning

Condition: Further Evaluation Required

Comment 23

Repair or Replacement Needed

Consult a chimney sweep before using.

Overview Photos of Interior





Interior Comments

Comment 24
Repair or Replacement Needed

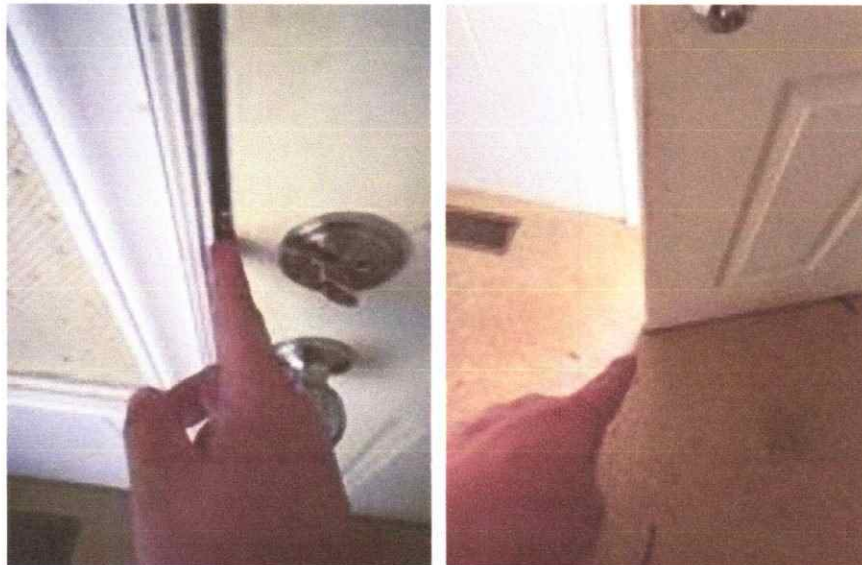
There are a few windows that have broken panes and need repaired and a few that did not operate properly this a safety concern. Consult a specialist for repairs.



Comment 25

Repair or Replacement Needed

Front door deadbolt did not latch and rubs carpet when opening.



Comment 26

Repair or Replacement Needed

Master bath is not required to have an exhaust if a window can be operated however it is recommended to have one installed to prevent mold and water damage. The main bathroom exhaust is loud and failing it is recommended to replace.



Comment 27

Information

Flipped homes like this may have hidden defects not able to be seen with the naked eye of an inspector or his/hers tools. Components can also fail at anytime. This report is a snap shot in time.

Action List

Action list, consist of directions to take with the defects and information in the report.

Actions

Plumber, HVAC tech, Electrician, Structural engineer, Roofer, Licensed GC, Handy man, Chimney sweep, Window specialist

These recommendations are based on the findings in the inspection.