

Summary

HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read *the complete report*.

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Minor Defect
The component or system is in need of maintenance, monitoring, upgrading, or evaluation.
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Major Defect
The system or component exhibits or may cause significant damage or injury. Repair or further evaluation by a qualified contractor is urged.
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Material Defect / Hazard
The component or system appears seriously unsafe or could cause significant damage. It should not be used or operated until evaluated and corrected by a qualified professional.
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Not Accessible
The component or system seems present but could not be accessed for inspection. Further inspection or evaluation is recommended.
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Evaluation Recommended
System or component state is unclear.
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Maintenance Recommended
Item appears to be in need of routine maintenance.
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Upgrade Recommended
Item should be upgraded to a newer type for safety or utility.

2. Main Electrical Panel

2.3 MAIN ELECTRICAL PANEL INTERIOR

COMMENTS:

Grounding electrode not visible

The grounding electrode conductor was observed at the service equipment; however, the grounding electrode and concealed/buried conductor termination were not visible for inspection. No visible defect was observed in the accessible portion of the grounding system.

 Evaluation Recommended

3. Water Service and Water Heater

3.2 WATER HEATER

COMMENTS:

Insulation on exposed water lines

Adding insulation to the copper flex lines might provide some additional energy efficiency.

 Upgrade Recommended



No water shutoff at water heater

A water shutoff valve on the intake (cold water) side of the heater is very helpful in the event of a water heater failure, leak, or maintenance.

 Minor Defect



4. General Floor/Level/Interior

4.1 ELECTRICAL

COMMENTS:

Unusual voltage drop on 15A circuits

Many of the receptacles throughout the home on 15A circuits experienced voltage drops of more than 5% on a 12A load test. This is unusual, may indicate a deeper wiring/electrical problem, and may cause problems with sensitive electrical equipment. It should be evaluated by an electrician.

 Evaluation Recommended

 Minor Defect

5. Kitchen

5.7 CABINETS AND DRAWERS

COMMENTS:

Binding hinges

Hinges on cabinet door to left of microwave seem to be binding.

 Minor Defect



8. Bathroom - Second Floor Master Bath

8.3 SINK/BASIN

COMMENTS:

Leak at sink tailpiece

Water is leaking around tailpiece of right sink.

Minor Defect



9. Living area

9.1 ELECTRICAL

COMMENTS:

Excessive Voltage Drop

Many receptacles on 15A circuits showed a voltage drop greater than 5% at a 12A load. This is common in older homes, but was unexpected in new construction. Evaluation by an electrician is recommended.

Evaluation Recommended

9.2 CEILING, WALLS, FLOORS

COMMENTS:

Electrical Box Cover Misalignment

Electrical box cover in living room is not correctly seated. Might indicate mis-installed box beneath it.

Minor Defect

Evaluation Recommended



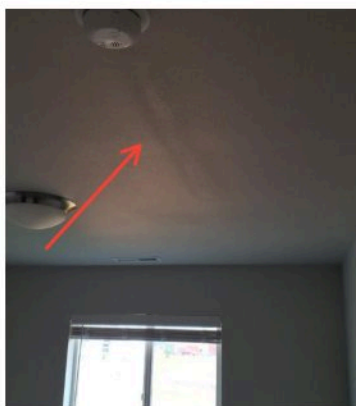
11. Bedroom 2

11.2 CEILING, WALLS, FLOORS

COMMENTS:

Cosmetic finish on ceiling

 Evaluation Recommended



15. Garage

15.2 GARAGE DOORS

COMMENTS:

Bottom of door tracks not anchored. Have evaluated.

The lower portions of the garage-door vertical tracks were not adequately secured to the supporting jambs and were loose or inadequately restrained. Garage-door tracks must be securely mounted and installed in accordance with the door manufacturer's installation instructions. Movement or spreading of the tracks may cause the door to

bind or allow the rollers to become displaced, creating a potential safety hazard. Have the builder's qualified garage-door installer evaluate the complete door assembly and properly secure and adjust the tracks before closing. Do not operate the door until the installation has been evaluated and corrected.

 Evaluation Recommended

 Major Defect



15.4 SERVICE DOORS

COMMENTS:

Auto-closing mechanism

An auto-closing mechanism is strongly advised for doors to attached garages to slow the spread of fires and dangerous gasses.

 Upgrade Recommended

15.5 FLOOR/FOUNDATION

COMMENTS:

Minor floor crack(s)

 Minor Defect



16. Attic

16.1 METHOD OF INSPECTION

COMMENTS:

Ducting/Insulation block visual inspection of some components

 Not Accessible



17. Grounds

17.4 GRADING/DRAINAGE

COMMENTS:

Ongoing observation recommended

Both the back yard and side access grades are such that they may become soggy during the rainy season. This could lead to moisture under the house or other problems.

Recommend ongoing observation. If soil moisture becomes an issue, a French drain or similar can be installed.

 Evaluation Recommended

18. Exterior Front Side

18.3 EXTERIOR DOORS

COMMENTS:

Minor cosmetic issue

Just needs a little paint touch up.

 Minor Defect



22. Roof

22.3 DOWNSPOUTS/LEADERS/EXTENSIONS

COMMENTS:

Downspout separation

Downspout has separated from gutter, which will allow excessive rainwater to be in contact with (and eventually damage) siding. It will also collect at the corner of the foundation and may cause moisture problems under the home, or unusual/uneven ground settling leading to foundation/structural damage.

Recommendation: Have a contractor reconnect the downspout.

 Minor Defect



Downspout Separation

23. General Structure

23.2 FOUNDATION

COMMENTS:

Foundation integrity

The foundation areas were not fully accessible and portions were not inspected. No defects were obvious in the areas that could be observed

 Not Accessible

23.3 BEAMS

COMMENTS:

Beams not fully visible

Beam(s) is not accessible or visible except for bottom edge due to insulation coverage.

 Not Accessible

23.4 SUBFLOOR

COMMENTS:

Not accessible/visible

 Not Accessible

24. Crawl Space

24.1 GENERAL OBSERVATIONS

COMMENTS:

Loose/unseated support post

One of the support posts reachable near the crawlspace entry could be moved by hand where it meets the underlying concrete pier, indicating that it is not actually bearing load. It will likely naturally settle with time, but is being reported in the interest of being thorough.

Recommendation: Monitoring

 Evaluation Recommended



Moisture observed

Moisture was observed in the crawlspace although there was not any recent rain. The cause is unknown. Crawlspace should be monitored for moisture intrusion. Additional drainage may be needed around foundation perimeter if it persists, as moisture in the crawlspace can contribute to rot, mold, and damage to the insulation, flooring, and critical home structures.

Recommendation: Continued monitoring.

 Evaluation Recommended

24.2 VAPOR BARRIER

COMMENTS:

Insufficient vapor barrier

According to standard practice, vapor barrier should be continuous over all exposed earth, and extend up the insides of the perimeter foundation by at least 12 inches.

Recommendation: Correction.

 Minor Defect



SEWER SCOPE INSPECTION REPORT

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Requires Attention

The item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.