

# **Alpha & Omega Home Inspections, LLC**

"A wise man builds his house upon the Rock" Mat. 7:24

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SC License #: 1736 / NC License #: 2240 / NACHI #: NACHI05120170

## Confidential Inspection Report

### Property Address:

115 Anystreet  
MyTown SC



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The World's Elite Inspectors  
**National Association of  
Certified Home Inspectors**



<b>Date:</b> 3/8/2010	<b>Time:</b> 02:00 PM	<b>Report ID:</b> Sample Report - New Construction
<b>Property:</b> 115 Anystreet MyTown SC	<b>Customer:</b>	<b>Real Estate Professional:</b>

Any locations given, such as "left front", are oriented as if looking at the house from the front yard.

**This is an actual report for a real client performed on a new home in 2010. All identifying information has been removed, including the cover page photo which is for illustration purposes only. This is not the full report! Some of the informational items have been excluded for the sake of making the report smaller while trying to give you a 'big picture' overview. This report is the exclusive property of Alpha & Omega Home Inspections, LLC and may not be copied or reproduced in any manner without our written consent.**

# 1. Exterior



With the exception of townhomes, condominiums, and residences that are part of a planned urban development or PUD, we evaluate the following exterior features: driveways, walkways, handrails, guardrails, carports and garages, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, unless prior arrangements are made we do not evaluate any detached structures such as detached garages, storage sheds, fences, play sets, boat docks, stables, etc. The exterior inspection is an attempt to identify all visual defects, but it is not a board-by-board/brick-by-brick exterior inspection and we do not guarantee that every single instance of an exterior defect will be identified. The wall sheathing beneath the siding may or may not be covered with a water proofing membrane, commonly called "house wrap". While it may not be required, it is recommended but we do not verify its presence or absence or otherwise view behind the siding because to do so would require dismantling the siding system. We do not evaluate underground drainage systems, underground storage tanks, or anything underground. We do not evaluate any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not generally comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. Regarding wood decay, if we identify it we do so by actual probing of the wood. Finally, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

		IN	NI	NP	RR	
1.0	GRADING, DRAINAGE & VEGETATION	X				<b>Styles &amp; Materials</b> <b>Siding Material:</b> Vinyl
1.1	DRIVEWAYS & WALKWAYS	X				<b>Trim Material:</b> Vinyl trim Wood trim
1.2	TRIM				X	<b>Door Material:</b> Metal clad
1.3	SIDING / WALL COVERINGS				X	<b>Window Type:</b> Vinyl double-glazed insulated type
1.4	EAVES, SOFFITS AND FASCIAS	X				<b>Appurtenance:</b> Covered porch Sidewalk
1.5	STEPS & HANDRAILS				X	<b>Driveway:</b> Concrete
1.6	PAINT				X	
1.7	WINDOWS	X				
1.8	DOORS (Exterior)				X	
1.9	STORM WINDOWS & DOORS			X		
1.10	SCREENS				X	
1.11	PORCHES	X				
1.12	DECKS, PATIOS, AND BALCONIES			X		
1.13	CHIMNEY			X		
1.14	HOUSE ADDITIONS OR ALTERATIONS			X		
1.15	OTHER				X	

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace or Investigate

### Comments:

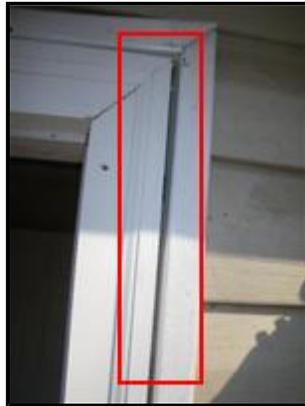
**1.0** Moisture intrusion is a perennial problem with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence a minimum of 6 inches within the first 10 feet and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. (However, we do not inspect and cannot guarantee the condition of any underground drainage system.) If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion

in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health. For the above reasons, we recommend that you view the property during a period of prolonged or heavy rain prior to close of escrow.

**1.1** There are predictable cracks in the walkway that would not necessarily need to be serviced. However, sealing cracks is generally recommend to prevent them from widening during freeze-thaw cycles.

**1.2** The vinyl trim at the side entry door is not tight against the door trim. The potential for water entry around the door exists. Service by a qualified contractor is recommended.



**1.3 (1)** The vinyl siding at the right side has one or more loose sections that may expose the sheathing to moisture. Repair or replacement of the affected sections is recommended.



**(2)** A wall penetration near the electric meter were not adequately sealed. Service to seal the opening(s) is recommended. Failure to seal the opening could allow water to enter unintended areas.



**(3)** The vinyl siding at the left side has one or more holes that may expose the sheathing to moisture. Repair or replacement of the affected sections is recommended.



🔧 **1.5** Openings or cracks exist in the mortar between the brick steps at the front porch that should be re-pointed to prevent long-term deterioration of the steps during freeze-thaw cycles.

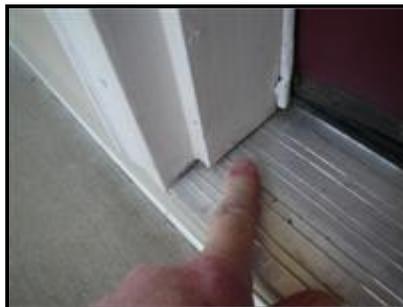


🔧 **1.6** Sections of the house trim need paint (porch rails, trim, etc.). Bare wood was exposed to the elements.



**1.8** (1) There is no peep hole at the main entry, and you may wish to have one installed for security reasons.

🔧 (2) The threshold is not caulked or sealed at the main and side entry doors. Sealant is recommended to prevent water from wicking up into the door frame resulting in deterioration to the wood door jambs.



🔧 (3) The main entry and side entry door frame is missing caps over the screw holes.

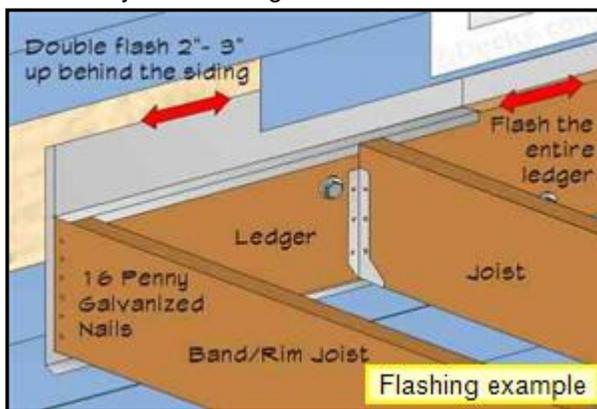


**1.10** Three of the window screens are damaged (2 at bay window, 1 at master bedroom), and you may wish to have them repaired.

**1.11** (1) The flashing for the front of the home was not visible. The only material visible was "house wrap", which is not an approved flashing material. The potential for water to penetrate behind the front porch and siding may exist. We suggest that you have the installation method evaluated by a licensed general contractor.



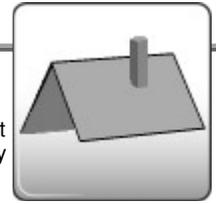
(2) The flashing for the side porch was sub-standard and may not be effective in preventing water entry against the house framing. The potential for water to penetrate behind the porch and siding may exist. We suggest that you have the installation method evaluated by a licensed general contractor.



**1.15** One or more underground pipes exists on the property. As mentioned in our contract, we do not inspect any underground components. We offer this information as a courtesy and you may want to further investigate the pipe, and its purpose.



## 2. Roofing, Guttering & Other Roof Components



There are many different roof types, which we may evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material. In fact, the material on the majority of pitched roofs is not designed to be waterproof but only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. We do not confirm that the roof was installed according to the manufacturer's instructions. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. If we do not walk the roof, and we are not required to do so, the limitations of using binoculars or ladders at eaves is that the upside of chimneys, flashings, dormers, etc. may not always be visible. Regarding gutters, if they are present, we usually do not inspect their interiors, and if conditions are dry it is often difficult to determine if they will function as intended.

		IN	NI	NP	RR	Styles & Materials
2.0	ROOF COVERINGS	X				<b>Roof-Type:</b> Gable
2.1	VISIBLE FLASHINGS	X				<b>Roof Covering:</b> 3-Tab fiberglass
2.2	SKYLIGHTS			X		<b>Estimatd number of shingle layers:</b> One
2.3	ROOF PENETRATIONS	X				<b>Roof sheathing:</b> Oriented Strand Board (OSB)
2.4	FIREPLACE CHIMNEYS			X		<b>Method of roof observation:</b> From within the attic
2.5	GUTTERS & DOWNSPOUTS			X		Binoculars from the ground

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### Comments:

**2.5** There are no gutters on the residence, which are recommended for the general welfare of the residence and its foundation. Note that the absence of gutters may contribute to moisture intrusion issues inside a crawl space, if present.

### 3. Electrical System



There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the National Electrical Code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we may only test a representative number of switches and outlets. Obviously, if a residence is furnished we will not be able to test each one. We do not guarantee that we will be able to determine the function or purpose for every switch. We do not perform load-calculations to determine if the supply meets the demand. In the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. Using today's standards for new construction, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but potentially life saving safety feature. These outlets are often referred to as GFCIs, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. We test GFCIs using professional electrical instruments or by using the provided test button provided on the device itself. Note that we advise against the use of GFCIs for refrigerators and freezers, because any nuisance trip may result in food spoilage. AFCIs, or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, since arc faults cause thousands of electrical fires and hundreds of deaths each year, you should consider installing them at every circuit as a prudent safety feature.

Generally speaking and by today's standards, it is recommended that a smoke alarm be located inside of each bedroom and one outside of bedrooms. They should be hard-wired with a battery backup. They should be interconnected. The client is strongly encouraged to check smoke alarm locations and operation and can contact the local fire department for more information. Inspection of smoke alarm locations, inter-connectivity, and battery backup functionality is not included in this home inspection. Since smoke alarms are often monitored by security systems, smoke alarms are not tested in homes with any type of security system. Since we cannot determine if a security system is active or monitored, the alarms are not tested at all where such a system exists. The client should ensure that all smoke alarms operate properly. An initial battery change is recommended when you move in. Routine testing of smoke alarms after your home purchase is recommended along with annual battery changes. The presence and operation of Carbon Monoxide alarms are not covered by this inspection, but they are recommended where gas and wood burning appliances and devices exist, in homes with garages, and in multi-family units with garages. Note that CO alarms are required in all dwellings by Mecklenburg County, NC and similar statutes may exist in other municipalities, but we are not required by the NC or SC Standards of Practice to identify their presence or test their operation and we therefore disclaim them.

		IN	NI	NP	RR
3.0	INCOMING SERVICE	X			
3.1	MAIN PANEL	X			
3.2	SUB-PANELS			X	
3.3	OVER-CURRENT PROTECTION				X
3.4	MAIN & BRANCH CIRCUITS	X			
3.5	GROUNDING CABLE	X			
3.6	FIXTURES & OUTLETS				X
3.7	GROUND-FAULT-CIRCUIT INTERRUPTER (GFCI)	X			
3.8	SMOKE ALARMS				X

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#### Styles & Materials

##### Electrical Service Conductors:

Below ground  
Aluminum

##### Grounding Method:

To a driven rod  
At the meter

##### Visible branch wire 15 and 20

AMP:  
Copper

##### Wiring Type:

Modern non-metallic sheathed  
cable

##### Over-current protection:

Circuit breakers

##### Main Panel Location:

Exterior, right side

##### Main Panel Manufacturer:

Cutler-Hammer

##### Panel Estimated Capacity &

Voltage:  
200 AMP  
120 / 240 volts

##### GFCI present at:

All bathrooms  
Kitchen  
Outdoors

##### Smoke Alarms:

Test button activated  
Interconnected  
Inside & outside bedrooms

#### Comments:

🔧 **3.3** A 30 amp breaker provided over-current protection to an air conditioner which is rated for a maximum 20 amp breaker. This circuit is thought to be "over-fused" and needs service. Failure to correct the issue may damage the unit and/or result in a fire.

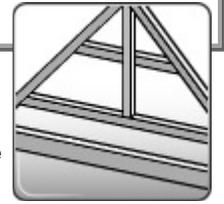
🔧 **3.6 (1)** No wall switch was provided for the light in the attic. One is required by today's commonly accepted construction standards whenever HVAC equipment is present or storage space is provided. A switch is recommended.



🔧 (2) We were unable to activate one or more of the exterior lights at the side entry door. They should be serviced or demonstrated to be functional. (The bulb may simply be burned out.)

🔧 **3.8** One or more of the smoke alarms is chirping, and should be serviced, which probably involves changing the battery.

## 4. Basement, Crawl Space, Slab, Structure



We do not enter or perform any procedure that may damage the property or its components or might be dangerous to the home inspector or other persons. Structural components that are buried, concealed, hidden (including behind insulation, shrubbery, walls, etc.), camouflaged, not visible, not accessible, or difficult to inspect are excluded from this report. A block-by-block, brick-by-brick, board-by-board, pier-by-pier inspection was not performed because it would be technically exhaustive. It is beyond the scope of our inspection to verify load alignments. Regarding wood decay, if we identify it we do so by actual probing of the wood. Foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

We inspect and report on the presence or absence of insulation in unfinished spaces such as attics and crawl spaces. We will attempt to describe the type and amount and may estimate the R-value. Minimum acceptable R-values are R-30 in attics, R-19 in sub-floors, and R-13 in exterior walls. Generally speaking, vapor retarders are recommended in crawl spaces, unless there are no issues with moisture intrusion. All ventilation systems should exhaust outside the building and should not directly discharge into crawl spaces or attics. However, we do not trace bathroom exhaust ducts to ensure they actually discharge to the outdoors, because doing so may be hazardous to our safety in the attic. And we cannot guarantee that dryer ducts are not separated in concealed areas such as wall cavities. Regarding dryers, you should routinely inspect their termination point to ensure it is functional and not clogged. Gable attic vents, if installed, can leak under certain wind-driven rain conditions and we do determine whether or not this may occur. We do not disturb insulation to determine what may exist behind it.

		IN	NI	NP	RR
4.0	CRAWL SPACE				X
4.1	COLUMNS OR PIERS	X			
4.2	FOUNDATION WALLS	X			
4.3	VISIBLE FRAMING	X			
4.4	SUB-FLOOR INSULATION				X
4.5	EVIDENCE OF WATER SEEPAGE				X
4.6	SUMP & PUMP			X	

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### Styles & Materials

**Foundation Type:**  
Raised Foundation

**Crawl Space Entrance:**  
Rear of home  
Left side

**Method used to observe crawlspaces:**

Crawled  
Used hand-held flashlight and a small probe

**Crawl space inspection limitations:**

HVAC ducts  
Plastic sheeting  
Sub-floor insulation

**Crawl Space Moisture Barrier:**  
80%

**Floor System Insulation:**  
Fiberglass batts  
Equivalent to R-19

**Foundation Walls:**  
Brick

**Foundation columns or piers:**  
Block and brick

**Exterior columns or piers:**  
Porch columns-wood exterior

**Floor Structure:**  
Wood girders and joists - standard dimension  
Oriented strand board (OSB) sheathing

**Wall Structure:**  
Structure not visible due to finished areas  
Presumed to be wood studs

**Ceiling Structure:**  
Prefabricated truss/joist system  
2X4

**Roof Structure:**  
Engineered wood trusses

**Comments:**

**4.0** (1) This residence has a raised foundation, commonly called a crawl space. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts or straps that hold the house onto the foundation, but the size and spacing of the bolts or straps vary. In the absence of major defects, most structural engineers agree that the one critical issue with modern raised foundations is that they should be bolted or strapped. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than  $\frac{1}{4}$ " and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

 (2) An abandoned fireplace exists in the crawl space, which you may wish to have removed.



 **4.4** (1) Large portions of the sub-floor are uninsulated. Insulating the sub-floor to a minimum level of R-19 is recommended for thermal efficiency.



 (2) Floor insulation has been installed up-side down. The vapor barrier should be installed against the sub-floor. Service to reverse the insulation is recommended. And since the improper installation of insulation can trap moisture against the floor framing and may result in decay, the floor structure should be thoroughly evaluated by a licensed contractor.



**4.5** The soils in the crawlspace show signs of erosion, which could indicate a chronic drainage problem. However, it was dry at the time of the inspection and we cannot be certain that water intrusion is present. Moisture can adversely affect the house foundation and can facilitate the growth of a variety of molds that can promote unhealthy conditions. We recommend that you observe the crawl space during a period of heavy or prolonged rain prior to the close of escrow.

## 5. Plumbing System



Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. We do not inspect toilet supply plumbing to ensure they are provided with cold, and not hot, water. And we do not operate valves. And we do not winterize homes that have been de-winterized for an inspection. Regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Unless prior arrangements are made, we do not test drinking water quality. And we may not determine the source of water, whether public or private.

Waste and drainpipes pipes are equally varied, and range from modern PVC (poly-vinyl chloride) and ABS [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, lead, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern PVC and ABS drains are virtually impervious to damage, although some rare batches have been alleged to be defective. However, since significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems should be evaluated by specialists. We may not determine whether the sewer system is public or private. And, because of the damage that could result to flooring systems from "destructive testing" for which we could be held liable, we do not test the overflow drains for bathtubs, shower pans or floor drains. The supply, drain, waste, and vent piping materials were only visible from within the crawl and attic spaces (if provided) and at the interior fixture locations.

You should be aware that each year, approximately 3,800 injuries and 34 deaths occur in homes in the United States due to scalding from excessively hot tap water, according to the Consumer Product Safety Commission. The majority of those injured are the elderly and children under the age of 5. Severe damage to an adult's skin can occur in 30 seconds when exposed to water temperatures at 130 degrees Fahrenheit. However, it takes up to five minutes for a severe burn injury to occur if the hot water heating system is maintained and distributed at the recommended 120 Fahrenheit, allowing people time to react and remove themselves from the hot water.

In accordance with industry standards, we do not test washing machines and their water connections and drainpipes. However, there are a few things of which you should be aware. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer, braided, stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger. Although not required, whenever structural damage may result from an overflow, we recommend a pan with a plumbed drain. An alternative is a flood or leak detection device that will terminate the water supply in a water pipe failure. Regarding dryers, you should routinely inspect its ducts and termination point to ensure it is functional and not clogged.

		IN	NI	NP	RR	
5.0	VISIBLE WATER SUPPLY PIPING	X				<b>Styles &amp; Materials</b> <b>Water Source:</b> Public
5.1	VISIBLE WASTE PIPING				X	<b>Waste Disposal Type:</b> Public
5.2	VISIBLE VENT PIPING	X				<b>Plumbing Water Supply (into building):</b> PEX (Cross-Linked Polyethylene plastic pipe)
5.3	WASTE DISPOSAL SYSTEM	X				<b>Plumbing Water Distribution (inside building):</b> PEX (Cross-Linked Polyethylene plastic pipe)
5.4	MAIN WATER SHUT-OFF (describe location)				X	<b>Plumbing Waste:</b> PVC
5.5	WATER HEATER (describe date of manufacture)	X				<b>Plumbing Vents:</b> PVC
5.6	SHOWERS & ALL FIXTURES				X	<b>Water Heater Power Source:</b> Electric
5.7	SUMP PUMP			X		<b>Water Heater Capacity:</b> 38 Gallons
5.8	EXTERIOR FAUCETS	X				<b>Water Heater Location:</b> Crawl space
5.9	DRAINS	X				<b>Water Temperature:</b> 105 to 110 F. (TOO COLD)
5.10	WATER PRESSURE	X				<b>Supply system functional flow:</b> Yes
5.11	WASHER & DRYER CONNECTIONS				X	<b>Waste system functional drainage:</b>
5.12	GAS PIPING				X	
5.13	OTHER EQUIPMENT (waste ejection systems, laundry tubs, wet bars, etc.)				X	

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Yes

**Laundry room location:**  
Adjacent to kitchen

**Dryer power source:**  
Electric

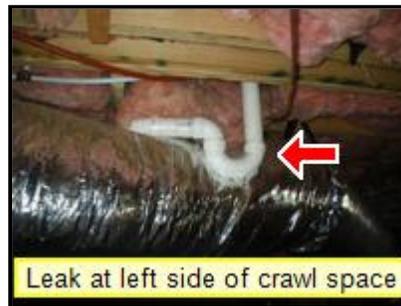
**Dryer vent to exterior:**  
Corrugated foil  
Into crawl space and out wall

**Gas plumbing system:**  
Copper tubing  
Black steel pipe

**Water Pressure:**  
70 to 80 psi (acceptable)

**Comments:**

🔧 **5.1** There is a waste pipe leak in the crawl space beneath the bathroom, which should be repaired by a licensed plumber within the contingency period, or before the close of escrow. This is particularly important because leaks can lead to the growth of molds and fungi, which can have an adverse influence on health.



🔧 **5.4** There is no apparent main shut-off valve at the residence to facilitate an emergency water supply shut-off, which means that the water would have to be turned off at the street with a large specialized tool called a plumber's key. Note: today's commonly accepted construction standards require a main water shut-off valve near the entrance of the water service into the building and one is recommended.

**5.5** Water heater estimated date of manufacture: 2007.

🔧 **5.6** (1) Water leaks between the kitchen sink and countertop into the cabinet below. Sealant is recommended to prevent long term damage to the cabinet interior.

🔧 (2) The hall bathroom toilet tank leaks. We recommend repair by a licensed plumbing contractor, which may involve replacement of the toilet tank bolts and seals.

🔧 (3) The hall bathroom tub/shower is chipped and you should view it for yourself regarding acceptability. We recommend repair by a fiberglass specialist.

🔧 **5.11** The dryer vent in the crawlspace was corrugated, flexible ducting. Today's commonly accepted standards specify that corrugated ducts may be used only within the first 8 feet and may not be concealed within construction. The concealed ducts should be rigid metal ducts or equivalent, without screws, vented to the exterior of the home. This is recommended for fire safety reasons.



🔧 **5.12** A gas leak was detected and we could not determine the source of the leak. Service by a licensed and competent contractor or the gas utility is recommended.

🔧 **5.13** The laundry sink is not secured to the floor or wall, and movement may contribute to pipe leaks.

## 6. Heating & Air Conditioning



The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of HVAC systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. Additionally, any system that the current owner cannot demonstrate its service within the previous year should be evaluated by a HVAC contractor prior to close of escrow, particularly if the unit is nearing the end of its expected life span. Consistent with the Standards of Practice, our service does not include an evaluation of thru-wall or thru-window air-conditioning units. Evaluating the system efficiency, adequacy or uniformity of conditioned air supply to the various rooms is beyond the scope of this inspection.

		IN	NI	NP	RR	
6.0	HEATING EQUIPMENT				X	<b>Styles &amp; Materials</b> <b>Equipment Type:</b> HVAC Package System
6.1	AC CONDITION & OPERATION				X	<b>Locations:</b> Package system located at left side
6.2	AIR DISTRIBUTION SYSTEMS (observed condition of the visible supply and return air ducts & return openings)	X				<b>Number of Heat Systems (excluding wood):</b> One
6.3	VENTS	X				<b>Number of AC units:</b> One
6.4	FILTERS				X	<b>System Energy Source:</b> Electric AC Natural gas heat
6.5	THERMOSTATS	X				<b>Package System</b> <b>Manufacturer:</b> GOODMAN
6.6	OTHER (observed condition of fixed units used for supplementary heat)			X		<b>AC System BTUs:</b> 24,000 <b>Heating system BTUs:</b> 69,000 <b>Condensate Drain Discharge:</b> Exterior of home <b>Distribution System:</b> Insulated flexible ducts Insulated metal ducts <b>Filter Type:</b> Displaced Disposable

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace or Investigate

### Comments:

**6.0** (1) Furnace estimated date of manufacture: 2007.

(2) The furnace system would not respond to the thermostat and service is recommended. This service should be scheduled prior to the close of escrow, because a specialist might reveal additional defects or recommend upgrades that could affect your evaluation of the systems.

**6.1** (1) AC condenser estimated date of manufacture: 2007.

(2) We did not test the air-conditioning system because the ambient temperature is too low, and testing it could damage the coil.

(3) The condensate drain(s) do not discharge sufficiently above grade. It is clogged or will likely become clogged by mulch, debris, soil, or insects. Service to raise the condensate drain or lower the grade is recommended. We recommend at least 6" above grade, if possible, to allow for occasional observation of system function.

**6.4** The return air filter was displaced, which allows return air to bypass it. Missing or misplaced filters can

cause significant dust build-up on evaporator coils, circulating fans and inside ducts. Since none of these components were examined because it would require disassembly of the HVAC system or specialized equipment, you should have the system serviced by a licensed HVAC contractor prior to close of escrow. The filter should be re-positioned to capture all return air. The service should include a determination as to whether the ducts should be professionally cleaned.



## 7. Attic



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. All ventilation systems should exhaust outside the building and should not directly discharge into attics. However, we do not trace bathroom exhaust ducts to ensure they actually discharge to the outdoors, because doing so may be hazardous to our safety in the attic.

		IN	NI	NP	RR
7.0	ACCESS				X
7.1	INSULATION IN ATTIC				X
7.2	VENTILATOR FAN			X	
7.3	WHOLE HOUSE FAN			X	
7.4	VENTILATION OF ATTIC				X
7.5	ATTIC FRAMING	X			
7.6	LEAKS			X	

IN NI NP RR

### Styles & Materials

#### Attic info:

Pull Down stairs  
Light in attic  
Portions available for storage

#### Method used to observe attic:

Direct access

#### Insulation type:

Fiberglass batt

#### Insulation depth:

10 - 12 inches  
Equivalent to R30

#### Ventilation:

Ridge vents  
Soffit Vents  
Soffit vents obstructed

#### Attic entrance(s) insulated:

No

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace or Investigate

IN NI NP RR

### Comments:

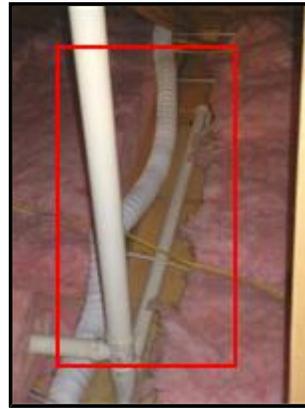
**7.0** (1) No insulation was provided at the interior of the attic opening. We recommend that you insulate the access for maximum thermal efficiency.

(2) The drop down stairs are not installed according to instructions, which specifies the use of 16D nails, not screws. Nails other than 16D were used. Service is recommended for safety reasons.



**7.1** Portions of the ceilings are uninsulated. For thermal efficiency, you may want to add insulation to bring the attic up to today's standard of R30. Note: R30 would be approximately 12 inches of fiberglass and 10 inches of cellulous.





**7.4** Soffit vents have been obstructed by insulation. It is recommended that the insulation be sufficiently removed from soffit vents to provide adequate attic ventilation.



## 8. General Interior



Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the absence or condition of closet shelves. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which may be of concern to you; if so you should seek the services of a specialist. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, since the sense of smell adjusts rapidly, and the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys. With regard to gas logs, we do not open gas valves, light pilot lights or gas appliances. Normally, only gas logs that are controlled by a wall switch are operated because others require opening valves associated with the logs, even if a pilot light is lit. Please note that we recommend a smoke alarm and carbon monoxide detector whenever a wood or gas fireplace is present.

		IN	NI	NP	RR	
8.0	WALLS				X	<b>Styles &amp; Materials</b> <b>Ceiling Materials:</b> Plaster
8.1	CEILINGS	X				<b>Wall Material:</b> Sheetrock
8.2	FLOORS & FLOOR COVERINGS				X	<b>Floor Covering(s):</b> Carpet Laminated T&G Tile Vinyl
8.3	STAIRS & RAILINGS			X		<b>Doors:</b> Hollow core
8.4	DOORS	X				<b>Types of Fireplaces:</b> General pre-fabricated Non-vented gas logs Not wall switch operated
8.5	WINDOWS	X				<b>Operable Fireplaces:</b> One
8.6	BATHROOM VENTILATORS	X				
8.7	BATHROOM CABINETS	X				
8.8	FIREPLACES				X	

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace or Investigate

### Comments:

🔧 **8.0** (1) Evidence suggests that moisture intrusion is present on the wall trim at the side entry door. We did not determine the cause and you should have it evaluated and repaired by a competent licensed contractor prior to the close of escrow. *Note: the best way to prevent water entry around a door is by use of a storm door.*



🔧 (2) We have detected a mold-like substance within the master bathroom closet and laundry room. You can learn more about mold from our web site [here](#). *Note: our company has mold certifications from the International Association of Certified Indoor Air Consultants, and we can assist you with mold sampling and identification if you desire. Note: the amount of material was very small and no moisture was detected. A simple cleanup by a*

qualified individual according to [EPA guidelines](#) is recommended.



🔧 (3) The towel bar was not installed at the master bathroom (it is under the sink).

🔧 (4) The tile wall at the master bathroom is not flat. Our opinion is that it was not installed in a workman-like manner. You should evaluate it for yourself regarding acceptability.

The tile wall in the tub/shower area of the master bathroom needs grout or sealant in order to prevent water entry behind the tiles.



🔧 (5) The tile wall at the master bathroom appeared to be installed directly over sheetrock, and a cement wallboard base is called for to prevent water entry behind the tiles. If water enters behind the wall, structural damage may occur which may not reveal itself until years in the future. However, we cannot be certain of the construction method without destructive testing and you should therefore have it evaluated by a tile specialist or general contractor.



🔧 **8.2** (1) The laminate floor at the main entry is bowed or buckled, and should be evaluated by a specialist. This condition may be attributed to a poor installation or defective materials.

🔧 (2) The floor molding nails were visible. The molding nails should have been concealed by caulk and paint. The molding at the floors and the side entry door wall were not installed in a workman-like manner. Service is recommended.

🔧 **8.8** (1) We were unable to activate the gas logs, which is not unusual. You should have the homeowner/builder demonstrate its operation and transfer any operating manuals to you.

🔧 (2) The ignitor button for the gas logs was intermittently not functional. It should be evaluated by a fireplace specialist.

## 9. Kitchens & Appliances



We test kitchen appliances for their functionality, but we do not calibrate temperatures or determine if the oven heated temperature corresponds to the control setting and we cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, freezers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

		IN	NI	NP	RR	Styles & Materials
9.0	CABINETS				X	<b>Cabinet condition:</b> Functional
9.1	DISHWASHER				X	<b>Fan/Vent hood:</b> Re-circulating
9.2	BUILT-IN MICROWAVE	X				
9.3	GARBAGE DISPOSER				X	
9.4	EXHAUST FAN OR HOOD	X				
9.5	ELECTRIC RANGE				X	

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace or Investigate

### Comments:

**9.0** (1) Not all drawers or cabinets were fully functional due to obstructions or poor design of the kitchen. You should view this condition for yourself.



 (2) One kitchen cabinet door hinge(s) was loose and needs minor service.



 (3) The lazy Susan needs service to work properly. It rubs on the hardware at the base of the cabinet.

 **9.1** (1) The dishwasher discharges without a visible anti-siphon valve or high drain loop (where the drain line rises above the sink drain and is securely fastened to the underside of the counter). While a common defect, this installation is contrary to most installation instructions, and also creates a potential drainage problem and a health hazard if waste water were to siphon back into the dishwashing machine. An evaluation and service by a licensed plumbing contractor is recommended.

 (2) Water remains in the dishwasher when it has completed its cycles, which means that it is not working

efficiently, and that it should be repaired or replaced.

 **9.3** The garbage disposal did not respond and needs service.

 **9.5** The range is not equipped with a functional anti-tip device. Without it, slide-in and built-in kitchen ranges can tilt forward when someone applies too much pressure to an open oven door or when a child uses the door as a step. The possible result may be injuries from the tipped range or scalds and burns from hot food and liquids. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.



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## Summary Section

### Customer

### Address

115 Anystreet  
MyTown SC

The items or discoveries listed in the Summary Section indicate that these systems or components **do not function as intended, adversely affects the habitability of the dwelling, requires repair or subsequent observation, or warrants further investigation by a qualified specialist.** This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your real estate agent or an attorney. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service of the following items prior to close of escrow is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property. Note: any locations given, such as "left front", are oriented as if facing the front of the house from the front yard. We report what was visible and other defects may exist (beneath insulation, behind walls, floors, etc.) which were not visible. Also, photographs may be included as examples, but do not necessarily illustrate all defects observed. When two or more defects are found in a certain system (electrical for example), we strongly recommend having the entire system evaluated by a specialist. This inspection service reserves the right to amend the inspection report within 24 hours of completion. The cost for a re-inspection to verify repairs were conducted is posted on our website.

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### 1. Exterior



## 1. Exterior



### 1.2 TRIM

#### Repair or Replace or Investigate

- 🔧 The vinyl trim at the side entry door is not tight against the door trim. The potential for water entry around the door exists. Service by a qualified contractor is recommended.

### 1.3 SIDING / WALL COVERINGS

#### Repair or Replace or Investigate

- 🔧 (1) The vinyl siding at the right side has one or more loose sections that may expose the sheathing to moisture. Repair or replacement of the affected sections is recommended.
- 🔧 (2) A wall penetration near the electric meter were not adequately sealed. Service to seal the opening(s) is recommended. Failure to seal the opening could allow water to enter unintended areas.
- 🔧 (3) The vinyl siding at the left side has one or more holes that may expose the sheathing to moisture. Repair or replacement of the affected sections is recommended.

### 1.5 STEPS & HANDRAILS

#### Repair or Replace or Investigate

- 🔧 Openings or cracks exist in the mortar between the brick steps at the front porch that should be re-pointed to prevent long-term deterioration of the steps during freeze-thaw cycles.

### 1.6 PAINT

#### Repair or Replace or Investigate

- 🔧 Sections of the house trim need paint (porch rails, trim, etc.). Bare wood was exposed to the elements.

### 1.8 DOORS (Exterior)

#### Repair or Replace or Investigate

- 🔧 (2) The threshold is not caulked or sealed at the main and side entry doors. Sealant is recommended to prevent water from wicking up into the door frame resulting in deterioration to the wood door jambs.
- 🔧 (3) The main entry and side entry door frame is missing caps over the screw holes.

### 1.10 SCREENS

#### Repair or Replace or Investigate

- 🔧 Three of the window screens are damaged (2 at bay window, 1 at master bedroom), and you may wish to have them repaired.

### 1.11 PORCHES

#### Inspected

- 🔧 (1) The flashing for the front of the home was not visible. The only material visible was "house wrap", which is not an approved flashing material. The potential for water to penetrate behind the front porch and siding may exist. We suggest that you have the installation method evaluated by a licensed general contractor.
- 🔧 (2) The flashing for the side porch was sub-standard and may not be effective in preventing water entry against the house framing. The potential for water to penetrate behind the porch and siding may exist. We suggest that you have the installation method evaluated by a licensed general contractor.

### 1.15 OTHER

#### Repair or Replace or Investigate

- 🔧 One or more underground pipes exists on the property. As mentioned in our contract, we do not inspect any underground components. We offer this information as a courtesy and you may want to further

## 1. Exterior



investigate the pipe, and its purpose.

## 3. Electrical System



### 3.3 OVER-CURRENT PROTECTION

#### Repair or Replace or Investigate

- ✎ A 30 amp breaker provided over-current protection to an air conditioner which is rated for a maximum 20 amp breaker. This circuit is thought to be "over-fused" and needs service. Failure to correct the issue may damage the unit and/or result in a fire.

### 3.6 FIXTURES & OUTLETS

#### Repair or Replace or Investigate

- ✎ (1) No wall switch was provided for the light in the attic. One is required by today's commonly accepted construction standards whenever HVAC equipment is present or storage space is provided. A switch is recommended.
- ✎ (2) We were unable to activate one or more of the exterior lights at the side entry door. They should be serviced or demonstrated to be functional. (The bulb may simply be burned out.)

### 3.8 SMOKE ALARMS

#### Repair or Replace or Investigate

- ✎ One or more of the smoke alarms is chirping, and should be serviced, which probably involves changing the battery.

## 4. Basement, Crawl Space, Slab, Structure



### 4.0 CRAWL SPACE

#### Repair or Replace or Investigate

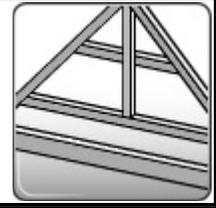
- ✎ (2) An abandoned fireplace exists in the crawl space, which you may wish to have removed.

### 4.4 SUB-FLOOR INSULATION

#### Repair or Replace or Investigate

- ✎ (1) Large portions of the sub-floor are uninsulated. Insulating the sub-floor to a minimum level of R-19 is recommended for thermal efficiency.
- ✎ (2) Floor insulation has been installed up-side down. The vapor barrier should be installed against the sub-floor. Service to reverse the insulation is recommended. And since the improper installation of insulation can trap moisture against the floor framing and may result in decay, the floor structure should

## 4. Basement, Crawl Space, Slab, Structure



be thoroughly evaluated by a licensed contractor.

### 4.5 EVIDENCE OF WATER SEEPAGE

#### Repair or Replace or Investigate

- 🔧 The soils in the crawlspace show signs of erosion, which could indicate a chronic drainage problem. However, it was dry at the time of the inspection and we cannot be certain that water intrusion is present. Moisture can adversely affect the house foundation and can facilitate the growth of a variety of molds that can promote unhealthy conditions. We recommend that you observe the crawl space during a period of heavy or prolonged rain prior to the close of escrow.

## 5. Plumbing System



### 5.1 VISIBLE WASTE PIPING

#### Repair or Replace or Investigate

- 🔧 There is a waste pipe leak in the crawl space beneath the bathroom, which should be repaired by a licensed plumber within the contingency period, or before the close of escrow. This is particularly important because leaks can lead to the growth of molds and fungi, which can have an adverse influence on health.

### 5.4 MAIN WATER SHUT-OFF (describe location)

#### Repair or Replace or Investigate

- 🔧 There is no apparent main shut-off valve at the residence to facilitate an emergency water supply shut-off, which means that the water would have to be turned off at the street with a large specialized tool called a plumber's key. Note: today's commonly accepted construction standards require a main water shut-off valve near the entrance of the water service into the building and one is recommended.

### 5.6 SHOWERS & ALL FIXTURES

#### Repair or Replace or Investigate

- 🔧 (1) Water leaks between the kitchen sink and countertop into the cabinet below. Sealant is recommended to prevent long term damage to the cabinet interior.
- 🔧 (2) The hall bathroom toilet tank leaks. We recommend repair by a licensed plumbing contractor, which may involve replacement of the toilet tank bolts and seals.
- 🔧 (3) The hall bathroom tub/shower is chipped and you should view it for yourself regarding acceptability. We recommend repair by a fiberglass specialist.

### 5.11 WASHER & DRYER CONNECTIONS

#### Repair or Replace or Investigate

- 🔧 The dryer vent in the crawlspace was corrugated, flexible ducting. Today's commonly accepted standards specify that corrugated ducts may be used only within the first 8 feet and may not be concealed within construction. The concealed ducts should be rigid metal ducts or equivalent, without screws, vented to the exterior of the home. This is recommended for fire safety reasons.

### 5.12 GAS PIPING

## 5. Plumbing System



### Repair or Replace or Investigate

- A gas leak was detected and we could not determine the source of the leak. Service by a licensed and competent contractor or the gas utility is recommended.

### 5.13 OTHER EQUIPMENT (waste ejection systems, laundry tubs, wet bars, etc.)

#### Repair or Replace or Investigate

- The laundry sink is not secured to the floor or wall, and movement may contribute to pipe leaks.

## 6. Heating & Air Conditioning



### 6.0 HEATING EQUIPMENT

#### Repair or Replace or Investigate

- (2) The furnace system would not respond to the thermostat and service is recommended. This service should be scheduled prior to the close of escrow, because a specialist might reveal additional defects or recommend upgrades that could affect your evaluation of the systems.

### 6.1 AC CONDITION & OPERATION

#### Repair or Replace or Investigate

- (3) The condensate drain(s) do not discharge sufficiently above grade. It is clogged or will likely become clogged by mulch, debris, soil, or insects. Service to raise the condensate drain or lower the grade is recommended. We recommend at least 6" above grade, if possible, to allow for occasional observation of system function.

### 6.4 FILTERS

#### Repair or Replace or Investigate

- The return air filter was displaced, which allows return air to bypass it. Missing or misplaced filters can cause significant dust build-up on evaporator coils, circulating fans and inside ducts. Since none of these components were examined because it would require disassembly of the HVAC system or specialized equipment, you should have the system serviced by a licensed HVAC contractor prior to close of escrow. The filter should be re-positioned to capture all return air. The service should include a determination as to whether the ducts should be professionally cleaned.

## 7. Attic



### 7.0 ACCESS

#### Repair or Replace or Investigate

## 7. Attic



- 🔧 (1) No insulation was provided at the interior of the attic opening. We recommend that you insulate the access for maximum thermal efficiency.
- 🔧 (2) The drop down stairs are not installed according to instructions, which specifies the use of 16D nails, not screws. Nails other than 16D were used. Service is recommended for safety reasons.

### 7.1 INSULATION IN ATTIC

#### Repair or Replace or Investigate

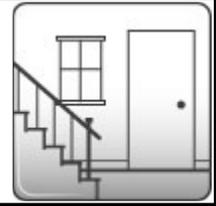
- 🔧 Portions of the ceilings are uninsulated. For thermal efficiency, you may want to add insulation to bring the attic up to today's standard of R30. Note: R30 would be approximately 12 inches of fiberglass and 10 inches of cellulous.

### 7.4 VENTILATION OF ATTIC

#### Repair or Replace or Investigate

- 🔧 Soffit vents have been obstructed by insulation. It is recommended that the insulation be sufficiently removed from soffit vents to provide adequate attic ventilation.

## 8. General Interior



### 8.0 WALLS

#### Repair or Replace or Investigate

- 🔧 (1) Evidence suggests that moisture intrusion is present on the wall trim at the side entry door. We did not determine the cause and you should have it evaluated and repaired by a competent licensed contractor prior to the close of escrow. *Note: the best way to prevent water entry around a door is by use of a storm door.*
- 🔧 (2) We have detected a mold-like substance within the master bathroom closet and laundry room. You can learn more about mold from our web site [here](#). Note: our company has mold certifications from the International Association of Certified Indoor Air Consultants, and we can assist you with mold sampling and identification if you desire. Note: the amount of material was very small and no moisture was detected. A simple cleanup by a qualified individual according to [EPA guidelines](#) is recommended.
- 🔧 (3) The towel bar was not installed at the master bathroom (it is under the sink).
- 🔧 (4) The tile wall at the master bathroom is not flat. Our opinion is that it was not installed in a workman-like manner. You should evaluate it for yourself regarding acceptability.

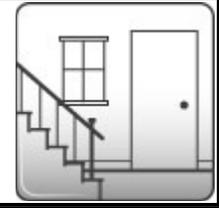
The tile wall in the tub/shower area of the master bathroom needs grout or sealant in order to prevent water entry behind the tiles.

- 🔧 (5) The tile wall at the master bathroom appeared to be installed directly over sheetrock, and a cement wallboard base is called for to prevent water entry behind the tiles. If water enters behind the wall, structural damage may occur which may not reveal itself until years in the future. However, we cannot be certain of the construction method without destructive testing and you should therefore have it evaluated by a tile specialist or general contractor.

### 8.2 FLOORS & FLOOR COVERINGS

#### Repair or Replace or Investigate

## 8. General Interior



- 🔧 (1) The laminate floor at the main entry is bowed or buckled, and should be evaluated by a specialist. This condition may be attributed to a poor installation or defective materials.
- 🔧 (2) The floor molding nails were visible. The molding nails should have been concealed by caulk and paint. The molding at the floors and the side entry door wall were not installed in a workman-like manner. Service is recommended.

### 8.8 FIREPLACES

#### Repair or Replace or Investigate

- 🔧 (1) We were unable to activate the gas logs, which is not unusual. You should have the homeowner/builder demonstrate its operation and transfer any operating manuals to you.
- 🔧 (2) The ignitor button for the gas logs was intermittently not functional. It should be evaluated by a fireplace specialist.

## 9. Kitchens & Appliances



### 9.0 CABINETS

#### Repair or Replace or Investigate

- 🔧 (2) One kitchen cabinet door hinge(s) was loose and needs minor service.
- 🔧 (3) The lazy Susan needs service to work properly. It rubs on the hardware at the base of the cabinet.

### 9.1 DISHWASHER

#### Repair or Replace or Investigate

- 🔧 (1) The dishwasher discharges without a visible anti-siphon valve or high drain loop (where the drain line rises above the sink drain and is securely fastened to the underside of the counter). While a common defect, this installation is contrary to most installation instructions, and also creates a potential drainage problem and a health hazard if waste water were to siphon back into the dishwashing machine. An evaluation and service by a licensed plumbing contractor is recommended.
- 🔧 (2) Water remains in the dishwasher when it has completed its cycles, which means that it is not working efficiently, and that it should be repaired or replaced.

### 9.3 GARBAGE DISPOSER

#### Repair or Replace or Investigate

- 🔧 The garbage disposal did not respond and needs service.

### 9.5 ELECTRIC RANGE

#### Repair or Replace or Investigate

- 🔧 The range is not equipped with a functional anti-tip device. Without it, slide-in and built-in kitchen ranges can tilt forward when someone applies too much pressure to an open oven door or when a child uses the door as a step. The possible result may be injuries from the tipped range or scalds and burns from hot food and liquids. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

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