



DYNAMIC HOME INSPECTIONS INC.

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<https://dynamicinspect.com>



PROPERTY INSPECTION

1234 Main Street
Annapolis, MD 21401

Buyer Name

02/25/2023 9:00AM



Inspector

Patrick J Murphy

Certified Master Inspector, Licensed HVAC
License #1100, State Board of Plumbing and
Gas Fitters License# 66702,(RRP) Renovate
Repair Paint Contractor-(EPA Certified),
Maryland Pesticide Business License#
32791,Licensed Wood Destroying Organism
Consultant/Applicator, Mold Assessor,
Mold Remediator, NRPP-AARST Radon
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Agent

Agent Name

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TABLE OF CONTENTS

1: Inspection Details/Surround Photos	8
2: Exterior	11
3: Roofing / Roof Penetrations / Flashing / Skylight	21
4: Structural Components	29
5: Garage	40
6: Water Control	46
7: HVAC	53
8: HVAC 2	61
9: Insulation and Ventilation	68
10: Interior	73
11: Electrical System	83
12: Plumbing System	89
13: Environmental	100
14: Fuel Services	103
15: Appliances	105



Dynamic Home Inspections Inc.

Comment Key or Definitions The following definitions of comment descriptions represent this inspection report. All comments made by the inspector should be considered before purchasing this home. Any recommendations made by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or system should be considered before you purchase the property.

Inspected (IN) = The inspector visually observed the item, component or system. If no other comments were made, then item, component or system appeared to be functioning as intended allowing for normal wear and tear. **Not Inspected (NI)** = The inspector did not inspect this item, component or system and made no representations as to whether or not it was functioning as intended. A reason for not inspecting the item, component, or system will be provided in the report.

Not Present (NP) = This item, component or system is not present in the home or building. This is provided for your information.

Observation (O) = The item, component or system is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or systems that can be repaired to satisfactory condition may not need replacement.

Information (I) = This is included for your information. It could be a suggestion for improvements to help make your home safer, information as to the location of an item, component or system, or other information provided by the inspector to help you.

Maintenance (M) = The item, component, or system requires regular maintenance or proactive measures to insure proper function. Corrective action may be required to prevent deterioration or the need for more serious repairs in the near future. **Objectives and Scope** This document is a home inspection report designed to assist a buyer, seller or homeowner to evaluate the condition of a home, as well as its immediate surrounding areas, at a specific date and time. The inspector conducts an evaluation of the home and permanently-installed, readily-accessible systems and components. The inspection is limited in scope. The inspection is not intended to be an exhaustive evaluation of a home, systems or components. The inspector does not disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open walls, or disturb items which belong to the occupant(s). The inspector may not specifically address every component in the home, e.g., numerous items such as windows, electrical outlets and light fixtures may be randomly selected and evaluated. The inspector does not evaluate items that are inaccessible, concealed or underground. Therefore, the home or property may have issues that cannot be discovered by the inspector. For more information, please refer to Limitations and Exclusions in our Inspection Services Agreement. The inspection addresses visible and apparent conditions which exist at the date and time of the inspection. The inspector endeavors to identify and accurately report on visible issues which affect the construction, general maintenance, and overall safety of the home and its immediate surrounding areas. Conditions may change, perhaps dramatically, between the date and time of the inspection and the date and time of settlement and/or move-in. The inspection report reflects observations and opinions of the inspector. Subsequent inspections or evaluations performed by other parties may yield different, and in some cases, contradictory findings. There can be several reasons for discrepancies in findings, including the interval between inspections, differences in

the objectives or scope of each inspection, and background, training, and subjective opinions and experiences of the individuals performing an inspection from Dynamic Home Inspections Inc. The inspection does not eliminate all risks involved in a real estate transaction. The inspection does not anticipate subsequent events or changes in performance of the home due to changes in use or occupancy. We recommend that you obtain information which is available about the home and property, including seller's disclosures, previous inspection reports, engineering reports, building permits, remodeling permits, and reports delivered for or by municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have occurred. The inspection is not a code inspection. The inspection may address issues which refer to a particular code but the inspector does not conduct a code compliance inspection or code safety inspection, and does not verify compliance with manufacturer's installation instructions for any system or component. We are not authorized to regulate or enforce code compliance, and must instead operate under the reasonable presumption that the home is compliant with all code requirements. Please contact the relevant government authority or original equipment manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.

Maryland State Disclosures:

Title 16, Business Occupation and Professions, Annotated Code of Maryland

(COMAR) establishes licensing procedures for Home Inspectors and establishes the Maryland State Commission for Real Estate Appraisers and Home Inspectors. Section 16-4A-01, Business Occupations and Professions, states:

(a) A licensed home inspector shall give to each person for whom the licensee performs a home inspection for compensation or to the person's representative, a written report that states:

(1) The scope and the exclusions of the inspection;

(2) The conditions observed during the home inspection that are subject to the adopted standards of practice and code of ethics approved by the Commission;

(3) The license number of the licensee; and

(4) A disclosure in 14-point bold type that includes the following statements;

(i) "An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection";

(ii) "The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied";

(iii) "If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to structural integrity of a building or the condition of its components or systems, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report"; and

(iv) "Only home inspections performed by Maryland Licensed Home Inspectors in that state and Virginia in that state will be recognized by the buyer as a valid home inspection under a real estate contract". The District of Columbia does not require or offer a license for Home Inspectors. We ensure all of our inspectors that perform inspections in Washington DC are licensed in an adjoining state for quality control purposes.

(b) The licensee shall give the person or the person's representative the report;

(1) By the date set in a written agreement by the parties to the home inspection; or

(2) Within 7 business days after the home inspection was performed, if no date was set in a written agreement by the parties to the home inspection.

(c) Any limitation of the liability of the licensee for any damages resulting from the report on the home inspection shall be agreed to in writing by the parties to the home inspection prior to the performance of the home inspection.

General Information

Directions referred to in this report (i.e. left side, rear, etc.) assume you are facing the home from the front. Please note that this inspection does not include any research on the property's permit history. Dynamic Home Inspections Inc. utilizes infrared thermography during home inspections. Our inspectors use infrared cameras to scan walls, ceilings, floors and windows; infrared cameras identify small variances in temperature which could indicate a roof leak, plumbing leak, exterior moisture intrusion, or an electrical concern. The infrared scan does not replace any portion of a traditional home inspection. Rather, it complements and provides a more thorough inspection of the property. Additionally, infrared increases confidence in the property's condition, reduces guesswork, and provides a more accurate diagnosis when problems are found.

InterNACHI Home Inspection Standards of Practice and Code of Ethics

Our inspectors are members of InterNACHI®, the International Association of Certified Home Inspectors, and as such follow a comprehensive Standards of Practice and are bound by a strict Code of Ethics. InterNACHI's Home Inspection Standards of Practice and The International Code of Ethics for Home Inspectors can be found at InterNACHI Home Inspection Standards of Practice and The International Code of Ethics . InterNACHI® members take part in the regular exchange of professional experiences and ideas to support each other. InterNACHI® provides its members with other means of direct and membership-wide communication to further their understanding of their particular roles in the inspection industry and how best to serve their clients.

SUMMARY

163

ITEMS INSPECTED

2

MAINTENANCE/INFORMATION

29

RECOMMENDATION

11

SAFETY CONCERN



-
- ⊖ 2.6.1 Exterior - Siding(s): Damaged Siding
 - ⊖ 2.6.2 Exterior - Siding(s): Gaps in Siding
 - ⊖ 2.8.1 Exterior - Doors (Exterior): Does Not Latch Properly
 - ⊖ 2.9.1 Exterior - Windows: Sealant Strip Damaged/Shifted
 - 🔧 2.15.1 Exterior - Vegetation, Trees, and Shrubs: Vegetation in Contact w/Siding
 - ⚠️ 2.17.1 Exterior - Receptacles (Exterior): No GFCI Protection
 - ⊖ 3.3.1 Roofing / Roof Penetrations / Flashing / Skylight - Flashings / Roof Penetrations: Vent Pipe Too Short
 - ⊖ 3.4.1 Roofing / Roof Penetrations / Flashing / Skylight - Roof Coverings: Biological Growth
 - ⊖ 3.4.2 Roofing / Roof Penetrations / Flashing / Skylight - Roof Coverings: Satellite dish or TV antenna Base still exists
 - ⊖ 3.4.3 Roofing / Roof Penetrations / Flashing / Skylight - Roof Coverings: Previous Repairs Noted
 - ⊖ 3.4.4 Roofing / Roof Penetrations / Flashing / Skylight - Roof Coverings: Missing/Torn Shingle
 - ⊖ 4.1.1 Structural Components - Foundations, Basements and Crawl Spaces: Efflorescence
 - ⊖ 4.1.2 Structural Components - Foundations, Basements and Crawl Spaces: Water Intrusion
 - ⚠️ 5.5.1 Garage - Garage Occupant Door: Not Fire Rated
-

- ⚠ 5.5.2 Garage - Garage Occupant Door: Self Closing Door Does Not Shut Fully
- ⚠ 5.6.1 Garage - Garage Door Opener: Photoelectric Auto reverse sensor may be damaged
- 🔧 5.6.2 Garage - Garage Door Opener: Only Closes When Button Held
- ⊖ 6.3.1 Water Control - Grading: Neutral (No Slope)
- ⚠ 7.1.1 HVAC - Heating Equipment: PVC Exhaust Pipe venting into attic
- ⚠ 7.1.2 HVAC - Heating Equipment: Corrosion inside Furnace
- ⊖ 7.2.1 HVAC - Cooling Equipment: Delta T is not Between - 14 TO 24 Degrees in Cooling Mode
- ⊖ 8.4.1 HVAC 2 - Condensate Line (Drain): Primary Condensate Drain Line Clogged/Blocked
- ⊖ 8.5.1 HVAC 2 - Distribution System: One return is not enough for this size ststem
- ⊖ 9.4.1 Insulation and Ventilation - Crawl Space Insulation: Backwards Insulation
- ⚠ 10.5.1 Interior - Cabinets: Not Properly Secured
- ⊖ 10.7.1 Interior - Doors: Does Not Latch Properly
- ⊖ 10.8.1 Interior - Windows: Hardware Doesn't Latch
- ⚠ 10.8.2 Interior - Windows: Lower Sash/ Sash Balances(Won't Stay Open)
- ⊖ 10.8.3 Interior - Windows: Window Sash Damaged
- ⊖ 10.9.1 Interior - Fireplace - Firebox, Smoke Chamber, Damper, Flues, Doors/Screens: The Gas Fireplace Insert is Inoperative
- ⚠ 11.3.1 Electrical System - Branch Circuits: Exposed/Accessible Wiring
- ⚠ 11.5.1 Electrical System - Receptacles: Loose Receptacles
- ⊖ 11.7.1 Electrical System - Fixtures: Light Fixture Inoperative
- ⊖ 12.4.1 Plumbing System - Water Distribution Pipes: Water Line not Properly Capped
- ⊖ 12.6.1 Plumbing System - Toilets: Toilet Loose
- ⊖ 12.8.1 Plumbing System - Sinks: Stopper not Adjusted Properly
- ⊖ 12.8.2 Plumbing System - Sinks: Slow to Drain
- ⊖ 13.4.1 Environmental - Bees/Wasps: Evidence of previous bees or Wasps
- ⚠ 15.3.1 Appliances - Dishwasher: Dishwasher is loose
- ⊖ 15.6.1 Appliances - Garbage Disposal: Noisy
- ⊖ 15.6.2 Appliances - Garbage Disposal: Garbage Disposal on Septic
- ⊖ 15.8.1 Appliances - Washer: Missing Drip Pan

1: INSPECTION DETAILS/SURROUND PHOTOS

Information

Surround Exterior Photos: Certified Master Inspector https://certifiedmasterinspector.org/verify/patrick-murphy-4289	In Attendance Other	Occupancy Vacant
 Inspected by a Licensed Master Inspector-Confirmation Link Attached		
Standards of Practice Followed InterNachi (International Association of Certified Home Inspectors)	Style Single Family/Detached	Type of Building Single Family
Weather Conditions Clear	Precipitation in the Last 3 Days Yes	Current Ground Conditions Dry
Surround Exterior Photos: Exterior Surround Photos		



Surround Photos



Surround Photos



Surround Photos



Surround Photos



Surround Photos



Surround Photos



Surround Photos



Surround Photos

General Information/Insurance Etc.

GENERAL INFORMATION : Many times your home owner insurance provider will ask several questions about the property:

- The type of house you are purchasing is wood frame.
- The main roof type is gable with asphalt/fiberglass (or composition) shingles etc.
- The exterior doors are steel/fiberglass insulated.
- The location of the nearest fire hydrant.
- Roof attachment ie. single, double wrap or hurricane straps.

2: EXTERIOR

		I	NI	NP	O
2.1	.				
2.2	Exterior General Photos	X			
2.3	Driveway	X			
2.4	Walks	X			
2.5	Porch	X			
2.6	Siding(s)				X
2.7	Trim, Eaves, Soffits, and Fascias	X			
2.8	Doors (Exterior)				X
2.9	Windows				X
2.10	Stairs/Steps, Handrails, Guardrails	X			
2.11	Chimney(s)	X			
2.12	Deck/Balcony	X			
2.13	Patio	X			
2.14	Fence			X	
2.15	Vegetation, Trees, and Shrubs				X
2.16	Retaining Wall			X	
2.17	Receptacles (Exterior)				X
2.18	.				

I = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Driveway: Driveway Type/Materials

MATERIAL: Concrete, MATERIAL:
Concrete Pavers



Siding(s): Siding Type / Material MATERIAL: Vinyl



Vinyl Siding

Chimney(s): Chimney

Right Side

Direct Vent Flue Pipe, MATERIAL:
Metal in a Framed Enclosure



Fireplace Direct Vent in Framed
Enclosure

Driveway Concrete (Seal Minor Cracking)

Patio: PATIO MATERIAL	Fence: FENCE MATERIALS	Retaining Wall: RETAINING WALL
MATERIAL: Concrete, MATERIAL: Pavers	Not Present	MATERIAL Not Present



Rear Patio Concrete Pavers

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During a general home inspection, the home inspector observes: wall cladding (siding), flashings and trim; entryway doors and a representative number of windows; decks, balconies, stoops, steps, porches and applicable railings; eaves, soffits, and fascias; driveways, patios, walkways, fences and retaining walls with respect to their effect on the condition of the building.

Exterior General Photos: General Exterior Photos



Exterior Receptacles(See Comments)



Exterior Windows(See Comments)

Driveway: Driveway Has Minor Cracking with No Differential Movement

Front
Minor cracks, no differential movement, seal cracks: The driveway has minor cracks with no differential movement. Seal the cracks to prevent water intrusion. Water expands 9% when it freezes so sealing small hairline cracks when they start keeps them from getting larger

RECOMMENDATION: Seal using single component polyurethane.

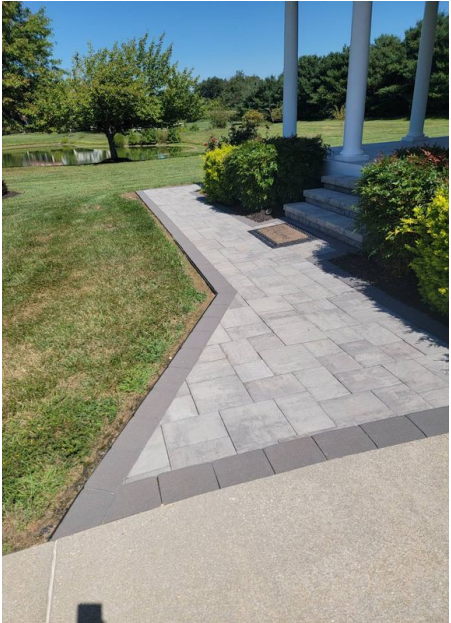


Minor Cracking (Maintenance)



Near Front/Street

Walks: Walk Type / Material
Concrete Pavers, Concrete



Walk Concrete Pavers



Walk Concrete

Porch: Porch Type / Material
Concrete, TYPE: Covered, Composite



Porch Concrete/Covered



Decking Composite

Trim, Eaves, Soffits, and Fascias: Wood Trim is Subject to Deterioration and Requires Periodic Maintenance

INFORMATION: Wood trim is subject to deterioration and requires periodic maintenance, including cleaning. Keep trim material sealed with paint or stain and caulking where appropriate to protect it from moisture penetration.

Doors (Exterior): Door Material

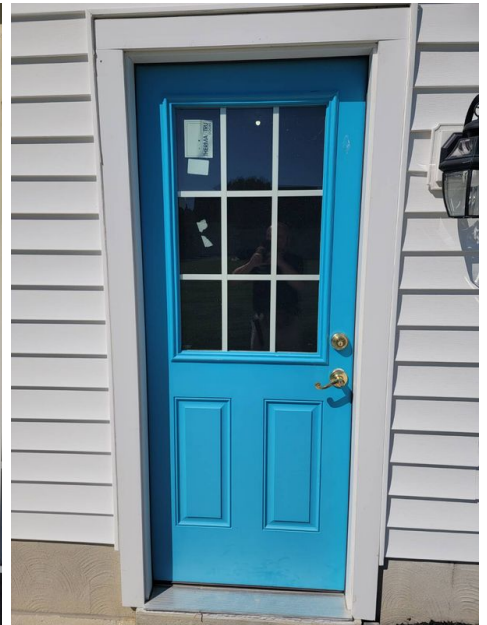
MATERIAL: Composite, Single Pane Tempered Glass, MATERIAL: Wood, MATERIAL: Insulated Glass



Storm Door Composite/Tempered Glass



Front Door Wood/Insulated Glass



Exterior garage door wood/Insulated Glass



Deck Storm Door
Composite/Tempered Glass



Rear Patio Door Wood/Insulated
Glass

Stairs/Steps, Handrails, Guardrails: STAIRS / STEPS

MATERIAL: Composite, MATERIAL: Wood, MATERIAL: Concrete Block



Rear Steps Wood/Composite



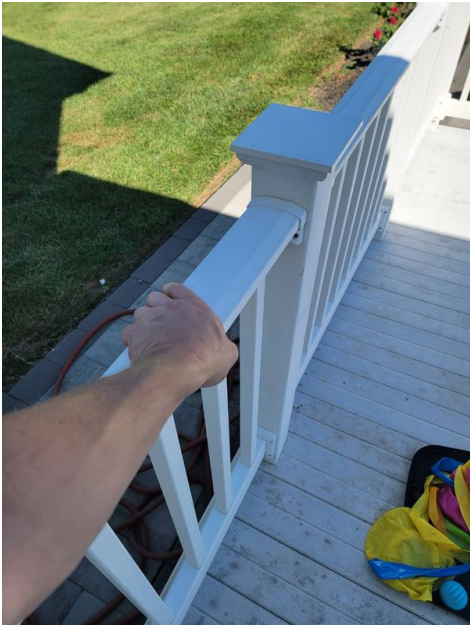
Front Steps Concrete Block

Deck/Balcony: DECK/BALCONY MATERIALS

MATERIAL: Wood, MATERIAL: Composite, TYPE: Open



Rear Deck Wood/Composite/Open



Guardrails are Secure

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The exterior of the home was inspected and reported upon with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Limitations

Deck/Balcony

COVERING/LATTICE MATERIAL LIMITS INSPECTION DECK

BELOW REAR DECK

LIMITATIONS: The deck cannot be properly inspected because a covering material (e.g., carpet, rug, lattice or other material) prevents unobstructed access. Therefore, the inspection is limited.



Lattice Restricts Inspection Below Deck All around Bottom

Deck/Balcony

DECK LOW CLEARANCE

REAR DECK

LIMITATIONS: The deck cannot be properly inspected because its low clearance above the grade prevents unobstructed access. Therefore the inspection is limited.

Observations

2.6.1 Siding(s)

DAMAGED SIDING

THE SIDING IN REAR NEAR DECK

There is damaged siding. Damage can allow water to enter but in this area the foundation wall is behind so it's mainly cosmetic but should be noted.

RECOMMENDATION: Repair or replace the siding.

 Recommendation



Damaged Vinyl Siding



Location Perspective (Rear)

2.6.2 Siding(s)

GAPS IN SIDING

THE SIDING (LEFT SIDE WHERE REFRIGERANT LINES PASS THROUGH WALL)

There are gaps or unsealed openings in the siding. Gaps/ unsealed openings can allow water to enter, which can result in further damage.

RECOMMENDATION: Repair the siding and repair any damage that may be revealed. Use duct seal compound or exterior grade sealant to seal smaller gaps and openings.



Recommendation



Gaps needs Sealing



Wall Between both HVAC outdoor units

2.8.1 Doors (Exterior)

DOES NOT LATCH PROPERLY

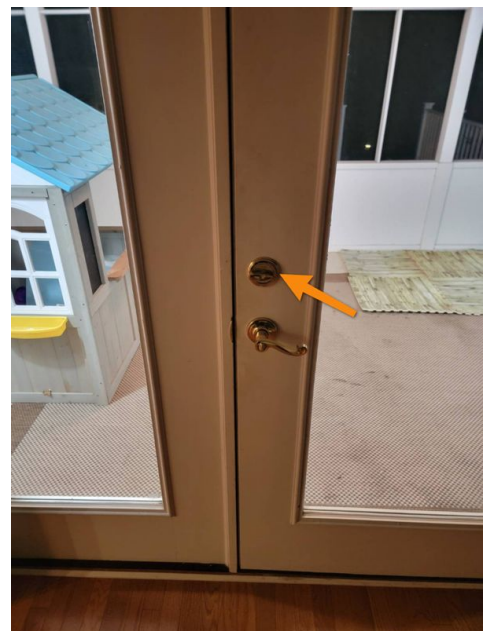
EXTERIOR DOOR(REAR ENCLOSED PATIO) DEADBOLT

Doors do not latch properly. The latch or latches do not engage within the strike plate. This affects proper function.

RECOMMENDATION: Repair or adjust the door(s) or hardware as needed.



Recommendation



Rear Patio Inside Door Deadbolt doesn't latch

2.9.1 Windows

SEALANT STRIP DAMAGED/SHIFTED

LEFT BAY WINDOW AND REAR LEFT BEDROOM AT BOTTOM

The window has a thermoplastic sealant strip that has shifted out of place below the glass. This could allow water intrusion with driving rains.

RECOMMENDATION: Replace the seal under the window as needed.

 Recommendation



Weather Seal Shifted out of place



Location Perspective (Left Side)



Gasket Shifted



Rear Left Bedroom

2.15.1 Vegetation, Trees, and Shrubs

VEGETATION IN CONTACT W/SIDING

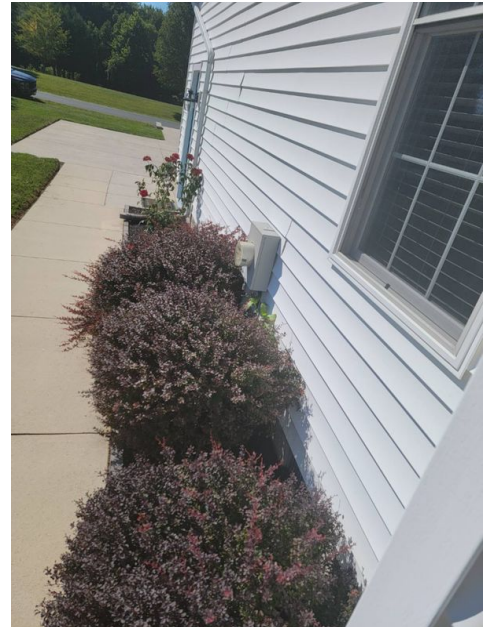
EXTERIOR (SIDES)

There is vegetation in contact or close with the siding. Shrubs and vegetation should be trimmed/pruned back at least 1 foot around the home. This allows for proper ventilation since crawl space vents surround foundation. All trees should be trimmed/pruned back 10 feet from the home to reduce damage to the roof, siding, foundation, and walks.

RECOMMENDATION: Trim/prune shrubs, vegetation and trees away from the home. Hire a landscape contractor as needed.



Maintenance/Information



Vegetation needs Trimming

2.17.1 Receptacles (Exterior)

NO GFCI PROTECTION

ALL EXTERIOR RECEPTACLES NO (GFCI) PROTECTION

Standard receptacles are installed in an area or areas that currently mandates GFCI devices. While this may not have been required at the time of installation, it is a safety concern and should be addressed.



Safety Concern

RECOMMENDATION: Consider hiring a licensed electrical contractor to properly upgrade and install a GFCI-protected receptacles.



No GFCI Electrical Protection



Left Side



Rear Patio

3: ROOFING / ROOF PENETRATIONS / FLASHING / SKYLIGHT

		I	NI	NP	O
3.1	.			X	
3.2	Roofing General Photos	X			
3.3	Flashings / Roof Penetrations				X
3.4	Roof Coverings				X
3.5	Skylight(s)			X	

I = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Roof Location(s) LOCATION: Main Structure, LOCATION: Porch, LOCATION: Attached Garage	Roof-Type/Style(s) TYPE: Gable, TYPE: Shed	Inspection Method Viewed With Binoculars from Ground, Viewed Using Drone
Approximate Age of the Roof Covering 15-20 Years	Estimated Useful Life When New 25-35 Years	Roof appears to be original Roof Information INFORMATION: The roof covering appears to be original to the home.
Roof Coverings: Roof Covering MATERIAL: Architectural Shingle	Skylight(s): Skylight(s) Not Present	



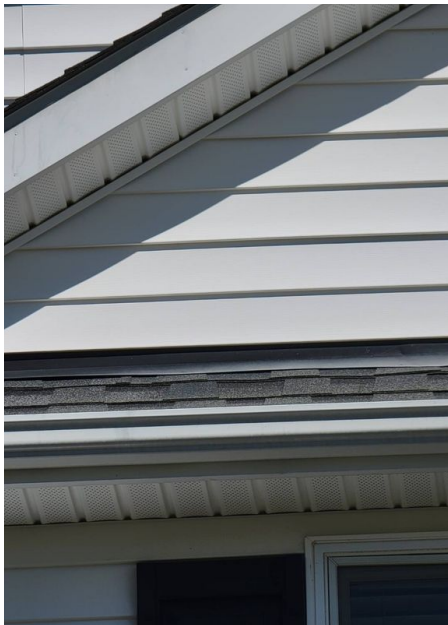
Architectural Shingles

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There are different roof types and materials and different methods of installing them, but all have limited warranties and most eventually leak. Every roof is only as good as its waterproof membrane, which is concealed and cannot be examined without removing the material, and this is true of almost every type of roof, therefore the inspection is limited to a visual observation and not a guarantee against future failures. There are different roof types and materials, as well as different installation methods. All have limited warranties and most roofs eventually leak. Although

roof covering materials are designed to protect the underlying home structure from moisture, most are considered water resistant and not waterproof. They are designed to work together with an underlying membrane (underlayment). The effectiveness of both the underlayment and the roof covering material are dependent upon the material quality and the use of proper installation methods. The underlayment is concealed from view by the roof covering and cannot be examined without removing the roof covering material. Missing or improperly installed underlayment can void any warranty that may be in effect. Please note, the inspection is limited to a visual observation of conditions at the time of inspection only and not a guarantee against future failures. Estimated remaining life of roofing is subjective and depends on numerous criteria, which vary by roof and may include the following variables: Direction and exposure to the sun, i.e., the more directly the roof is exposed to the sun, the shorter the roof's life, e.g., south-facing slope generally wears out faster than a north-facing slope; Slope of the roof, i.e. the higher the slope, the faster water drains off, e.g., higher-sloped roofs generally last longer than lower-sloped roofs, flatter roofs have shorter life spans; Color of the roof, i.e., lighter color roofs are cooler and generally last longer, e.g., color may affect the temperature of the roof surface by as much as 10 to 20 degrees Fahrenheit; Weight of the roof covering, i.e., heavier shingles typically last longer than lighter shingles; Roofing material quality, i.e., type and thickness of materials used (sheathing, underlayment, roof covering); Attic (roof structure) ventilation, i.e., proper attic ventilation helps to control temperature of the roof during hot weather and is essential to reducing moisture-related sheathing damage; Installation methods, i.e. improper installation can affect life span and can permit water intrusion; Number of layers, i.e. multiple layers can reduce service life; Climate (snow and rain), i.e. harsh climatic conditions shorten the life of the roof; and Building site conditions and quality of maintenance, i.e. overhanging tree branches, high wind, debris on the roof, etc. can affect life span. Estimation of age and remaining life are based on an inspector's experience, as well as numerous assumptions and variables, including the aforementioned variables. Therefore, inspector estimates should be considered a general guide. Please note that roof leaks often are due to flashing or valley failures. If there are roofing leaks, inspect the flashings or valleys before assuming that damaged or deteriorated roofing material is the cause of the water penetration.

Roofing General Photos: General Roofing Photos



Head Wall Flashing Looks Good



Location Perspective



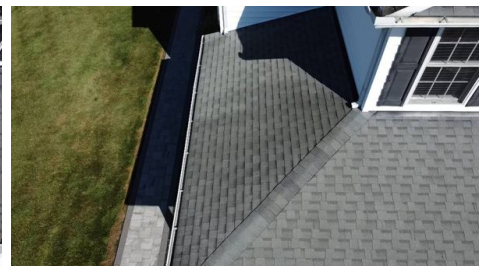
Roof in Serviceable Condition



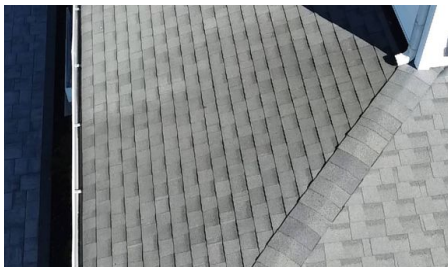
Roof in Serviceable Condition



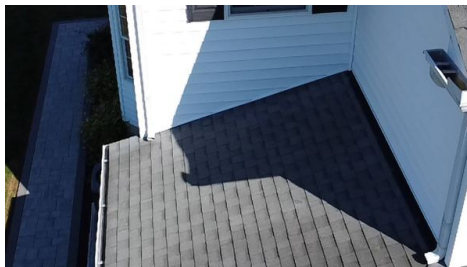
Roof in Serviceable Condition



Roof in Serviceable Condition



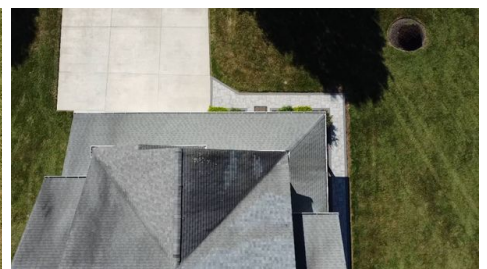
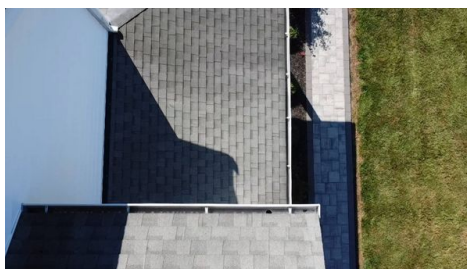
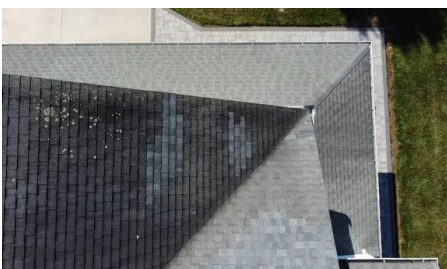
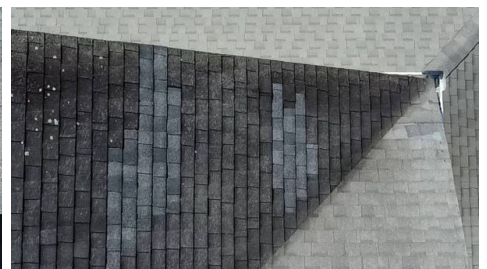
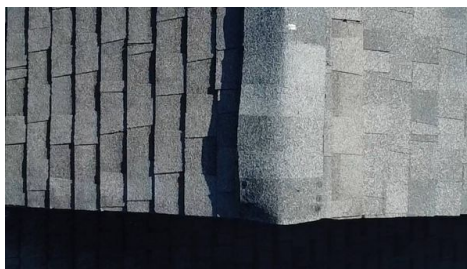
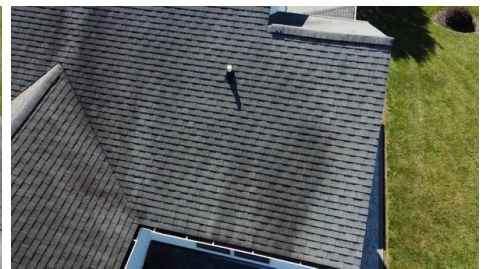
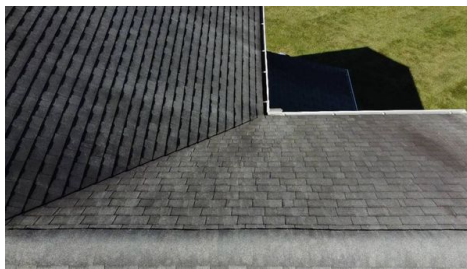
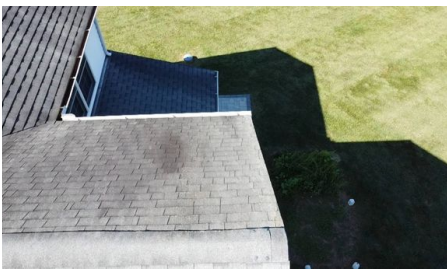
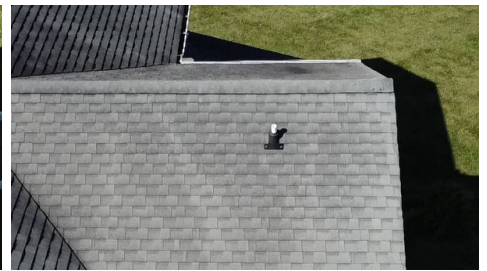
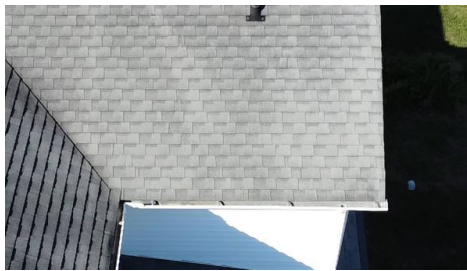
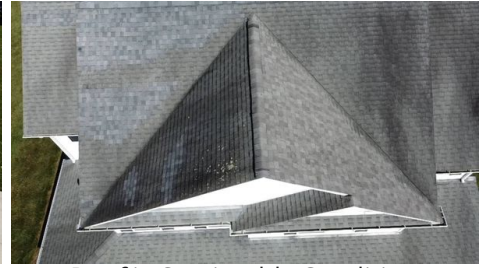
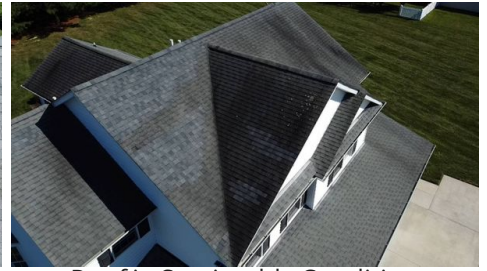
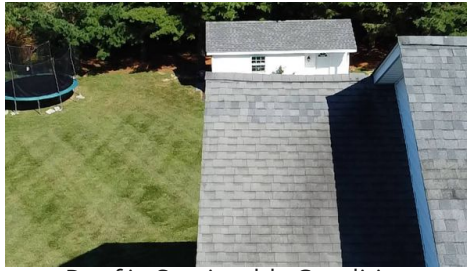
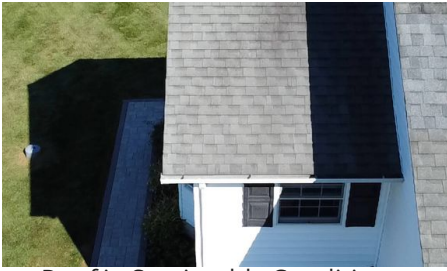
Roof in Serviceable Condition



Roof in Serviceable Condition



Roof in Serviceable Condition





Roof in Serviceable Condition



Roof in Serviceable Condition

The roof of the home was inspected and reported upon with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and under certain weather conditions. Our inspection makes an attempt to find roof leaks but sometimes cannot. We recommend that you include comprehensive roof coverage in your home insurance policy or obtain roof certification from an established, qualified roofing contractor. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors or consultants be used in further inspection or repair issues as it relates to the comments in this inspection report.

Observations

3.3.1 Flashings / Roof Penetrations

VENT PIPE TOO SHORT

REAR OF HOUSE (FEW LOCATIONS)

 Recommendation

The vent pipe/exhaust vent is too short. Vent pipes should extend a minimum of 6 inches above the roof. The vent become blocked with any significant snow fall will affect drainage inside the house. This is where the plumbing system gets it's make-up air when water goes down the drain/toilets etc. If covered, they will not drain properly.

RECOMMENDATION: Hire a contractor to extend the vent pipes to at least 6"- 12" would be ideal.



Vent Pipes too short



Three in rear should be extended

3.4.1 Roof Coverings

BIOLOGICAL GROWTH

THE ROOF (MIDDLE LEFT/FRONT)

 Recommendation

There is biological growth on the roof covering. Moss, lichens, fungus, or other biological growth can damage the roof covering and cause premature deterioration or failure.

RECOMMENDATION: Clean the roofing. Hire a contractor to soft wash the roof. The use of a power washer is not recommended as it can dislodge granules and damage the roof covering.



Biological Growth Needs Cleaning



Front Left

3.4.2 Roof Coverings

SATELLITE DISH OR TV ANTENNA BASE STILL EXISTS

THE ROOF (TOP RIGHT PEAK/RIDGE OF ROOF)

There is a satellite dish or TV antenna attached directly to the roof covering. If fasteners are not properly sealed, water penetration can occur which can result in further damage.

RECOMMENDATION: Monitor this area frequently for water penetration. Consider relocating the equipment. Hire a qualified roofing contractor as needed.



Base for TV Dish still on roof



Right Top Ridge

3.4.3 Roof Coverings

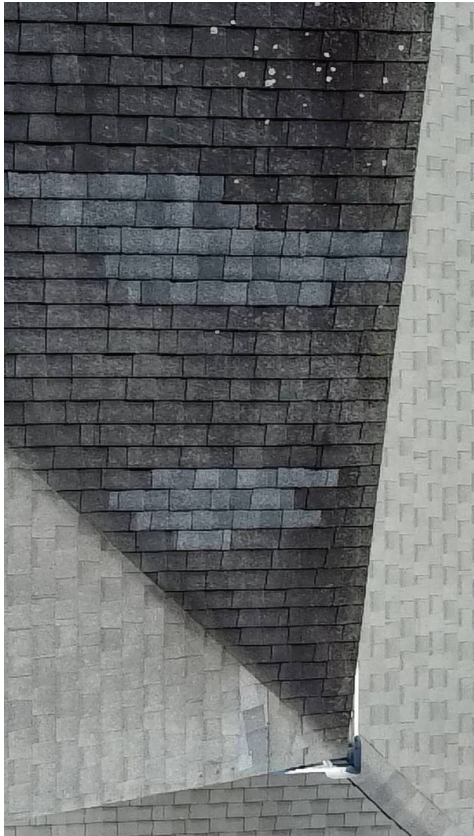
PREVIOUS REPAIRS NOTED

THE ROOF (MIDDLE LEFT FRONT)

There has been repairs to the roof covering. During a general home inspection, it is difficult to evaluate the cause, extent and quality of the repairs.

RECOMMENDATION: Monitor the area below the repairs to consider if additional action is required. Hire a qualified roofing contractor for an evaluation as needed.

Recommendation



Repairs to Roof



Further Away View



Location Perspective

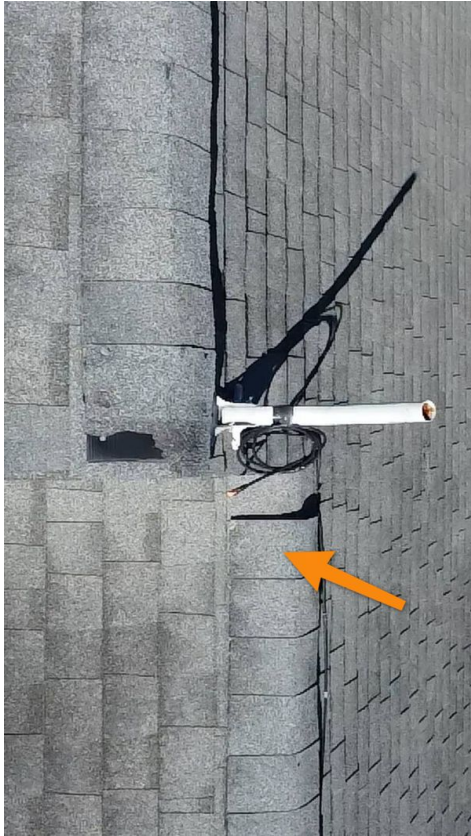
3.4.4 Roof Coverings

MISSING/TORN SHINGLE

THE ROOF AT RIDGE (TOP LEFT) ROOF

There is a missing/torn shingle. Missing shingles can permit water penetration.

RECOMMENDATION: Hire a qualified roofing contractor for an evaluation and to replace the missing shingle as needed.



Torn/Missing Shingle



Left Top Side of House

4: STRUCTURAL COMPONENTS

		I	NI	NP	O
4.1	Foundations, Basements and Crawl Spaces				X
4.2	Beams	X			
4.3	Post/Piers or Columns	X			
4.4	Floors (Structural)	X			
4.5	Walls Structure	X			
4.6	Roof Structure and Attic	X			
4.7	Roof Sheathing	X			
4.8	Ceilings (Structural)		X		
4.9	Attic Access	X			
4.10	Crawl Space	X			

I = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Structural General Photos

Foundations, Basements and Crawl Spaces: Percent of Foundation Visible
60%

Walls Structure: .
TYPE: Wood Framing

Roof Sheathing: .
MATERIAL: Oriented Strand Board (OSB)

Attic Access: Percent of Attic Visible
80%

Crawl Space : Crawl Space Access
METHOD: Entered, ACCESS TYPE: Hatch



OSB Oriented Strand Board Sheathing



Crawl Space Access(Left Side)

Crawl Space : Percentage Visible
90%

.

During a general home inspection, the home inspector observes structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector describes the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. Signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components are of particular concern. The home inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Foundations, Basements and Crawl Spaces: Foundation

MATERIAL: Concrete Block (CMU), TYPE: Crawl Space, MATERIAL: Covered with Parge Coating



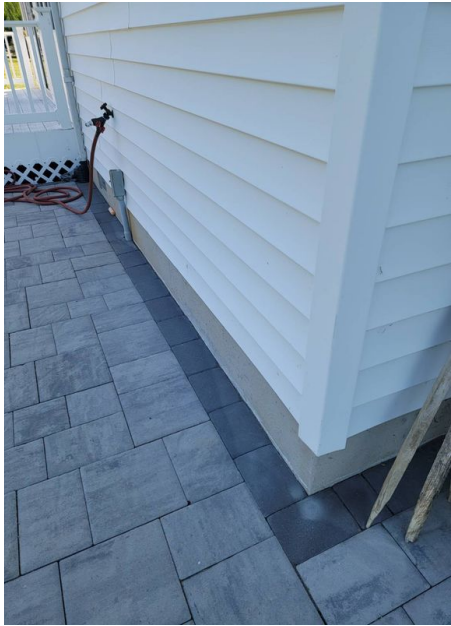
Foundation Cinder Block w/Parging



Foundation Cinder Block w/Parging



Foundation Cinder Block w/Parging



Foundation Cinder Block w/Parging



Foundation Cinder Block w/Parging



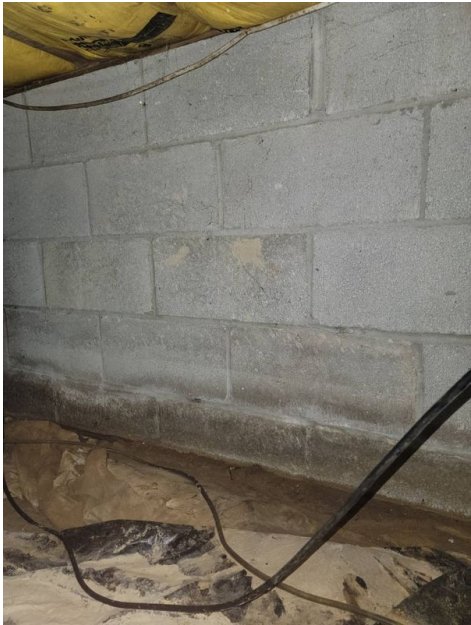
Limited View



Foundation Cinder Block w/Parging



Foundation Cinder Block w/Parging



Foundation Cinder Block



Foundation Cinder Block



Foundation Cinder Block



Foundation Cinder Block



Foundation Cinder Block



Foundation Cinder Block



Foundation Cinder Block



Foundation Cinder Block



Foundation Cinder Block



Foundation Cinder Block



Foundation Cinder Block

Beams: .
MATERIAL: Wood



Wood Structural Beam



Wood Structural Beam

Post/Piers or Columns: .
MATERIAL: Concrete Masonry Units (CMU), Wood Shims



CMU Cinder Block Pier



CMU Cinder Block Pier



CMU Cinder Block Pier



CMU Cinder Block Pier

Floors (Structural): .
MATERIAL: I-Joists



Floor structure I Joists



Floor structure I Joists



Floor structure I Joists

Roof Structure and Attic: .
TYPE: Truss System



Roof Structure Engineered Trusses



Roof Structure Engineered Trusses



Roof Structure Engineered Trusses



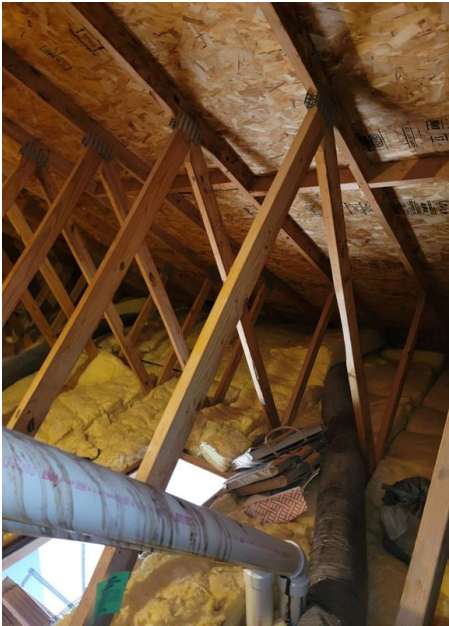
Roof Structure Engineered Trusses



Roof Structure Engineered Trusses



Roof Structure Engineered Trusses



Roof Structure Engineered Trusses



Roof Structure Engineered Trusses



Roof Structure Engineered Trusses



Roof Structure Engineered Trusses



Roof Structure Engineered Trusses



Roof Structure Engineered Trusses



Roof Structure Engineered Trusses



Roof Structure Engineered Trusses



Roof Structure Engineered Trusses



Roof Structure Engineered Trusses



Roof Structure Engineered Trusses

Roof Structure and Attic: No Signs of Abnormal Water Penetration

INFORMATION: There are no signs of abnormal water penetration into the home through the roof structure.

Roof Structure and Attic: Manufactured trusses composed of wood members and metal gusset plates:

Attic Engineered Trusses (Do not alter in any manner)

Manufactured trusses composed of wood members and metal gusset plates: The roof framing includes manufactured trusses which are composed of wood members and metal gusset plates. Such trusses are not designed to be altered. : The roof framing includes manufactured trusses which are composed of wood members and metal gusset plates. Such trusses are not designed to be altered.



Do not alter in any manner

Attic Access: :

TYPE: Pull-Down Stairs, METHOD: Entered



Attic Access Pull Down Steps



Pull Down Steps

.
The structure of the home was inspected and reported upon with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Limitations

Floors (Structural)

FLOORING COVERED WITH INSULATION

CRAWL SPACE

Covered with insulation: The flooring is covered with insulation. Therefore, the inspection is limited.



Very Little can be seen if Floor structure due to insulation

Walls Structure

WALLS COVERED WITH INSULATION AND/OR FINISHED MATERIALS

LIMITATIONS: Covered with insulation or finished materials: The wall is covered with insulation and/or finish materials. Therefore, the inspection is limited.

Ceilings (Structural)

FINISHED AREAS / LIMITED VIEW

Most of the structural components for the walls and ceilings in the finished basement are covered with drywall or other materials are not visible. We can not see behind walls/ceilings. Therefore, the inspection is limited.

Attic Access

ATTIC ACCESS COVERED BY INSULATION PREVENTING ENTRY

LIMITATIONS: Covered by insulation, no entry/inspection: The attic access is covered by insulation, preventing entry. Therefore, the inspection is limited.

Observations

4.1.1 Foundations, Basements and Crawl Spaces



Recommendation

EFFLORESCENCE

EFFLORESCENCE IN CRAWL SPACE ON FOUNDATION WALLS

There is efflorescence in the basement or crawl space. These white crystalline deposits indicate moisture penetration. This is conducive to mold formation and damage. The source of the penetration must be identified. If correcting the grading is not possible, seal the gaps against the foundation on the exterior.

RECOMMENDATION: Hire a contractor for an evaluation and to make upgrades or repairs as needed.



Efflorescence White Powder Calcium Carbonate

4.1.2 Foundations, Basements and Crawl Spaces



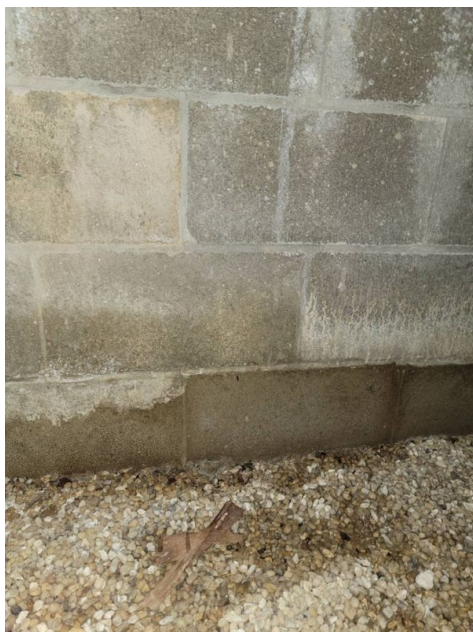
Recommendation

WATER INTRUSION

BASE OF CRAWL SPACE FOUNDATION WALLS(REAR OF HOUSE)

There is water in the basement or crawl space. This is conducive to mold formation and damage. The source of the water penetration must be identified.

RECOMMENDATION: Hire a contractor for an evaluation and to make repairs and upgrades as needed.



Bottom Row is wet



Moisture Meter Showing Wet



Rear Slots between pavers are allowing Water to pass through foundation

5: GARAGE

		I	NI	NP	O
5.1	Garage Ceiling	X			
5.2	Garage Walls (Including Firewall Separation)	X			
5.3	Garage Floor	X			
5.4	Garage Vehicle Door(s)	X			
5.5	Garage Occupant Door				X
5.6	Garage Door Opener				X

I = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Garage Floor: :
MATERIAL: Concrete



Concrete Floor

Garage Occupant Door: .
MATERIAL: Wood, Single Pane
Glass



Garage Occupant Door (See
Comments)

Garage Door Opener: .
TYPE: Chain Drive



Garage Door Opener (Chain Driven)

During a general home inspection, the home inspector observes garage doors for function, garage door openers for function and safety, garage occupant doors, and garage walls, ceilings, and floors. The inspector operates garage doors manually or by using permanently installed controls for any garage door operator, and reports whether photoelectric sensors are functional and whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

Garage General Photos



Counterbalance Spring Functional



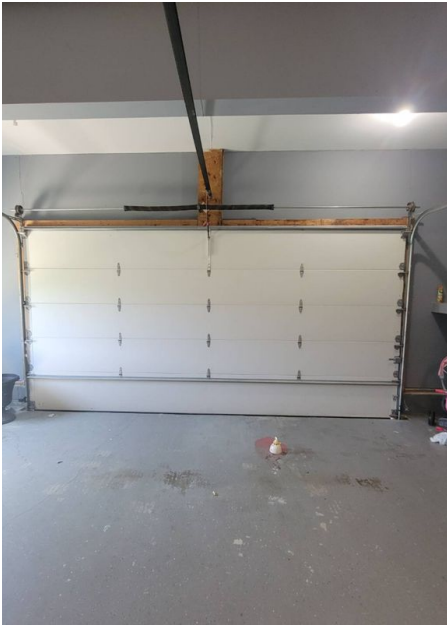
Safety Cables Good to See

Photoelectric Auto reverse sensors
(Unable to Test)

Exterior Garage Door Metal

Garage Vehicle Door(s) :

QUANTITY: One Automatic, TYPE: Overhead Sectional, MATERIAL: Metal, TYPE: Insulated



Metal/Insulated Garage Door(See Comments)



Door Opens

The garage was inspected and reported upon with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

5.5.1 Garage Occupant Door

NOT FIRE RATED

THE ATTACHED GARAGE.

The occupant door from the attached garage to the living space is not fire-rated. In the event of a fire, the occupant door does not afford the required protection until firemen arrive. This is a safety concern.

RECOMMENDATION: Hire a contractor to install a fire-rated door.



Garage Occupant Door not Fire Rated

5.5.2 Garage Occupant Door

 Safety Concern

SELF CLOSING DOOR DOES NOT SHUT FULLY

THE ATTACHED GARAGE OCCUPANT DOOR.

The self-closing hinges on the door between the attached garage and the living space is damaged or the tension has been removed. The door does not fully close on its own. This is a safety concern. It can allow gas fumes and carbon monoxide to enter the living space.

RECOMMENDATION: Adjust or replace the self-closing hinges.



Self-Closing Hinges Exists



Location Perspective (Non Functional)

5.6.1 Garage Door Opener

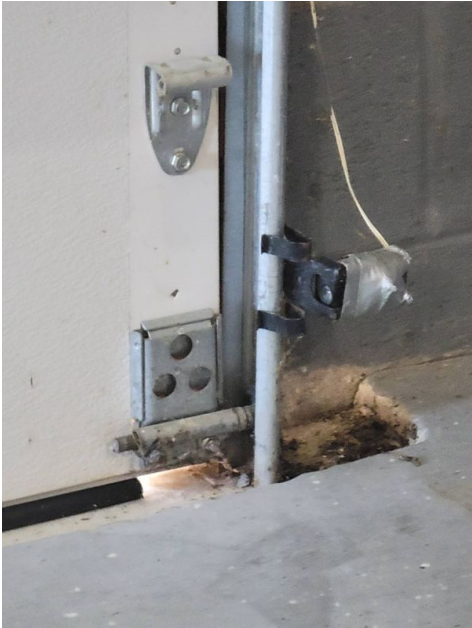
PHOTOELECTRIC AUTO REVERSE SENSOR MAY BE DAMAGED

GARAGE DOOR(BOTTOM LEFT)

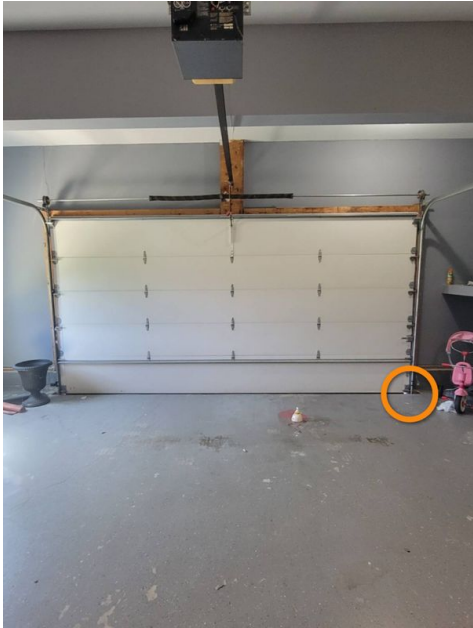
 Safety Concern

The garage door totally electric auto reverse sensor may be damaged. It is wrapped in tape. The reason for this is unknown but may indicate that there is or has been issues with the photoelectric sensor functionality.

RECOMMENDATION: Hire a garage door specialist to evaluate and make repairs as needed.



Taped Photoelectric Auto reverse sensor Taped



Location Perspective

5.6.2 Garage Door Opener

ONLY CLOSES WHEN BUTTON HELD

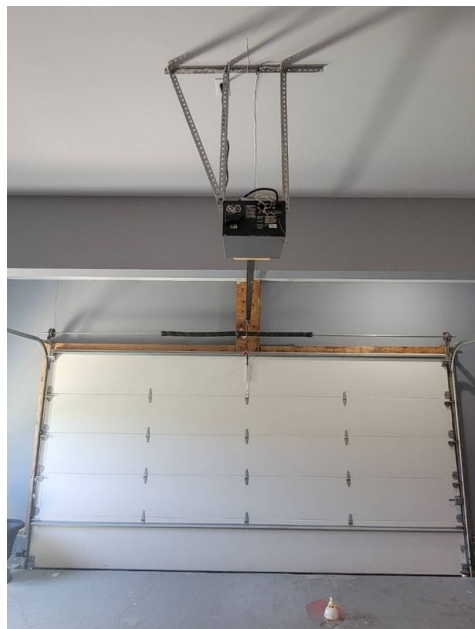
THE GARAGE

The garage door opener is inoperative. The garage door does not close unless the wall button is held. Garage doors will auto-reverse if anything interferes with the door downward travel, including binding or unbalanced doors. This affects proper function and use of the door.

RECOMMENDATION: Hire a garage door contractor for an evaluation and to make repairs as needed. (Many times the opener needs the sensitivity adjusted).



Maintenance/Information



Door Closes only when Button is Held



Button needs to be held to close



Sensitivity Adjustment for opener

6: WATER CONTROL

		I	NI	NP	O
6.1	Gutter and Downspouts	X			
6.2	Drain	X			
6.3	Grading				X
6.4	Window Wells	X			
6.5	Sump Pump	X			
6.6	Waterproofing Information	X			

I = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Water Control General Photos

Drain: Drain Type

Type: Swale, LOCATION:
Driveway, TYPE: Surface, TYPE:
Underground Perimeter System,
Crawl Space



Under Driveway
Drain/Swale(Maintenance)

Window Wells: :

TYPE: Drainage Control/ No
Egress



Window Well Drainage (Left Side)

Sump Pump: :

TYPE: Submersible



Sump Pump Functional (Lifted Float)

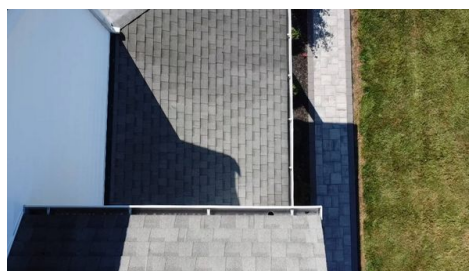
The overwhelming majority of water penetration problems is caused by surface water that is not managed properly. Grading which slopes toward the foundation of the home permits water to accumulate at the foundation; poor maintenance of gutter and downspout systems also contributes to water accumulation problems. Grading around the home should be maintained so that surface water does not accumulate close to the foundation. Grading should slope away from the home at a rate of approximately 1 inch per foot for the first 6 feet. In order to divert water away from the foundation, soil must be dense and slope away from the foundation. In situations in which regrading is not a reasonable option, an interior hydrostatic pressure relief system with a sump pump may be required. Keep gutters and downspouts clean and free of debris or obstruction. Gutters which hold water tend to sag, overflow, and can cause water penetration to occur through below grade foundation walls. Homes near trees require more frequent gutter and downspout cleaning to ensure continued proper functionality. Roof gutters should be installed with adequate slope toward the downspouts to allow for proper draining of the gutters. Downspouts should deposit roof water away from the walls of the house with splash blocks or downspout extensions. The grades in the areas where water is being deposited should slope away from the walls and properly divert water from the house.

Gutter and Downspouts: :

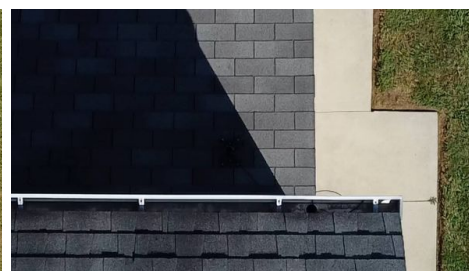
MATERIAL: Aluminum, TYPE: Conventional



All Gutters Pitched Properly Toward Downspout



Gutters are Clear



Gutters are Clear

Drain: French Drain System Exists-Definition

French drain is underground water catchment system: A French drain is an underground water catchment system installed in areas of poor drainage. French drains can alleviate hydrostatic pressure at the point at which surface water

control or drainage is problematic and hard to correct by grading. The purpose of such a system is to divert surface water away from points at which water tends to enter the sub-grade areas of the dwelling. French drains are not visible for inspection, and are not evaluated during a home inspection.

Grading :

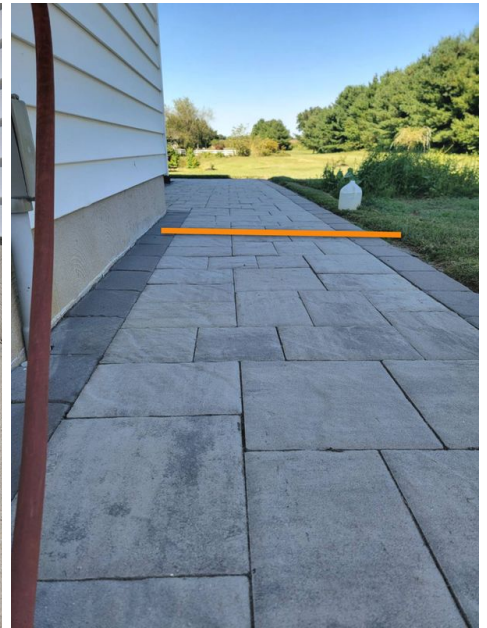
TYPE: Neutral, TYPE: Moderate



Grading(Right Side) Neutral -See Comments



Grading(Front) Away from Foundation Acceptable



Grading(Rear) Away from Foundation Acceptable



Grading(Left Side) Neutral -No positive slope away from Foundation

Window Wells: Window well Maintenance(for proper drainage)

Ledt Side Window Well (Keep Clear) Maintenance

Window wells need to be continually cleaned of leaves and debris. As these break down, the water can't pass through the crushed rock so the water drains to the foundation footers as designed especially as homes become older. Installing the plastic covers over the window wells to assist with keeping them clear.



Keep clear of debris

Sump Pump: Sump Pump and High Water Alarm Info

Basement Sump Pump

INFORMATION: A sump pump is located in the basement. Be mindful these can malfunction and cause water damage. It is always recommended that a high water level alarm be installed with a hush feature to notify you of pump failure.

Sump Pump: Sump Pump Missing Battery Back-up

Ceawl Space Sump Pump

No battery back-up system, consider installing back-up system: The sump pump does not have a battery back-up system; it is dependent on electrical service. During inclement weather electrical service outages are more likely. This is also the most important time to have your sump pump working. Consider installing a battery back-up system.

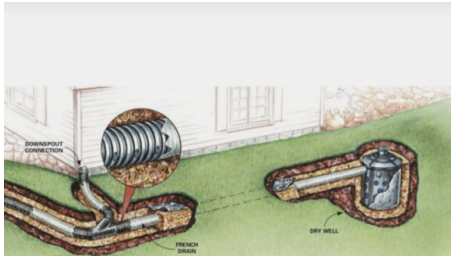


Recommend Adding a battery backup

Sump Pump: Hydrostatic (Water) pressure relief system installed

In Basement and Occasionally near the Foundation Footers Outside

Hydrostatic pressure relief system installed: "Also known as French Drains". The home has a hydrostatic pressure relief system installed at the foundation's perimeter. These underground installations provide a drainage path for water that penetrates the foundation, either routing it passively to the exterior, or to a sump pump for discharge outside of and away from the structure. They are mostly below grade and are beyond the scope of this inspection. You should request design, installation, and warranty information from the homeowner.



French Drain System (Can be Installed Inside or out)

Waterproofing Information: Waterproofing/Water Control Noted

The Basement

INFORMATION: Waterproofing or Damp Proofing measures are noted in the basement and/or Sprayed on Modified Bitumen on the exterior. French drains, waffle boards and/or membranes, possibly sump pumps have been added to control water intrusion. Request any available documentation and/ or warranties for the work performed.

Water control for the home was inspected and reported on using the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interests in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repairs issues as it relates to comments in this inspection report.

Limitations

Gutter and Downspouts

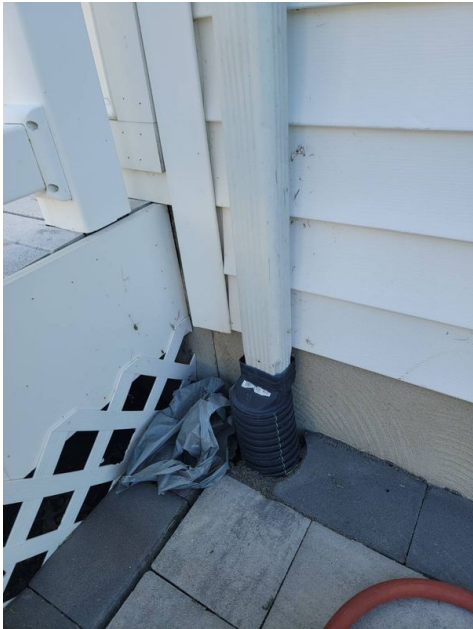
DOWNSPOUTS DISCHARGE BELOW GRADE

LEFT SIDE

Discharge into underground drainage system: Downspout(s) discharge into an underground drainage system. The condition of underground portions of the drainage system cannot be inspected.



Downspout discharges below grade limits inspection



Discharges Below Grade Limits Inspection

Drain

DISCHARGE INTO UNDERGROUND DRAINAGE SYSTEM

Discharge into underground drainage system: Drain(s) discharge into an underground drainage system. The condition of underground portions of the drainage system cannot be inspected.

Sump Pump

THE POINT OF DISCHARGE FOR THE SUMP PUMP(S) IS NOT VISIBLE

LEFT SIDE OF CRAWL SPACE

Discharge point not visible: The point of discharge for the sump pump is not visible and, therefore, is can not be inspected.



Discharge Below Grade Limits Inspection

Observations

6.3.1 Grading

NEUTRAL (NO SLOPE)

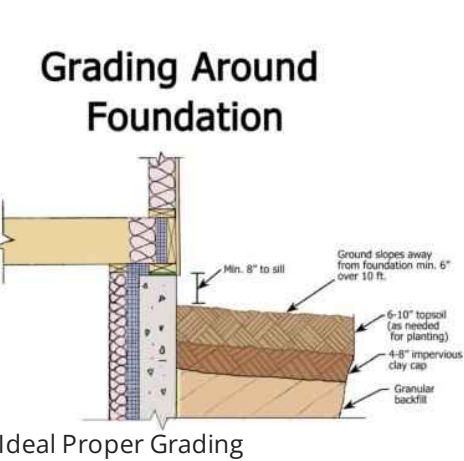
LEFT AND RUGHT SIDES

There is no positive slope. This area does not appear to drain water away from home. This could potentially permit water penetration. This can affect the yards usability and creates a condition conducive to mosquito breeding.

NOTE: Action recommend only if there is water intrusion in the crawl space.

RECOMMENDATION: Re-grade to divert surface water away from the foundation. The grade should be sloped at 1" per foot for up to 6' from the dwelling.

Recommendation



Neutral Grading no positive slope away from Foundation

7: HVAC

		I	NI	NP	O
7.1	Heating Equipment				X
7.2	Cooling Equipment				X
7.3	Circulation Pump/Fan (Blower)	X			
7.4	Condensate Line (Drain)	X			
7.5	Distribution System	X			
7.6	Automatic Safety Controls/Accessible Wiring	X			
7.7	Thermostat	X			
7.8	Humidifer			X	

I = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Heating Equipment: Heating System TYPE: Furnace High-Efficiency, TYPE: Forced Air, FUEL: Propane	Heating Equipment: Location Utility Closet	Heating Equipment: Fuel Type FUEL TYPE: Propane
Heating Equipment: Manufacturer Goodman	Heating Equipment: Life Expectancy Of Heating Unit When New 20-30 Years	Heating Equipment: Age of Heating System 3 Years
Cooling Equipment: Cooling Equipment TYPE: Central Split A/C, FUEL TYPE: Electric	Cooling Equipment: Cooling System Location LOCATION: Outside-Left Side, LOCATION: Closet	Cooling Equipment: Indoor Cooling Unit Manufacturer Goodman
Cooling Equipment: Indoor Cooling Unit Type TYPE: Central Split AC Evaporator Coil	Cooling Equipment: Age of Indoor Cooling Unit 3 Years	Cooling Equipment: Exterior Unit Manufacturer Goodman
Cooling Equipment: Exterior Unit Type TYPE: Central Split AC Condensing Unit (Compressor)	Cooling Equipment: Age of Exterior Unit 3 Years	Cooling Equipment: Life Expectancy of Cooling System When New 15-20 Years
Distribution System: Distribution Flex Ductwork, MATERIAL: Metal and Flex Duct	Distribution System: Filter/s TYPE: Disposable - Pleated, Utility Closet	Distribution System: Filter Size One Filter, 20x25x2



Filter Size

Thermostat: Thermostat

LOCATION: Living Room,
LOCATION: First Floor

Humidifier: Humidifier Types

Not Present

During a general home inspection, the home inspector observes permanently installed heating and cooling systems including: heating equipment; cooling equipment that is central to home; normal operating controls; chimneys, flues, and vents, where readily visible; solid fuel heating devices; heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector describes: energy source; and heating equipment and distribution type. The home inspector operates the systems using normal operating controls. The home inspector opens readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector does not: operate heating/cooling systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish solid fuel fires; observe the interior of flues; fireplace insert flue connections; humidifiers; electronic air filters; or observe the uniformity or adequacy of heat supply to the various rooms.

HVAC General Photos

Thermostat Functional (Living Room)



Thermostat (Living Room)



Return Temperature



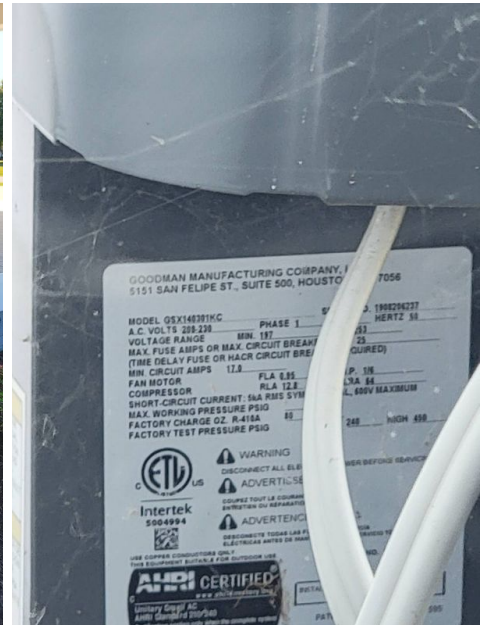
Supply Temperature (Cooling)See
Comments



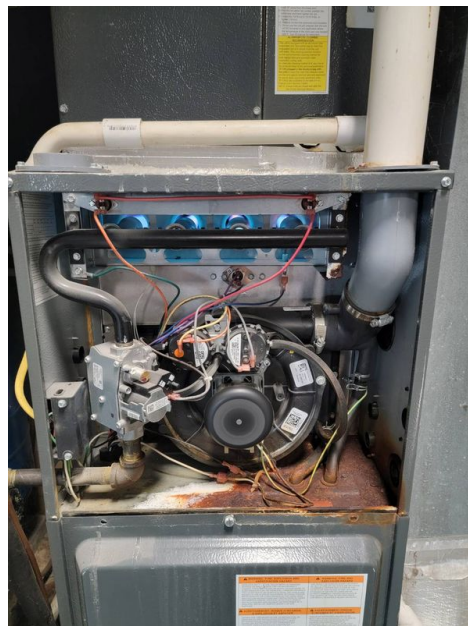
Evaporator Coil



Data Plate MFG (2019)

High Efficiency Furnace
(Propane) Filter LocationCondensate Drain Line (Goes into
Crawl Space)Condenser for Air Conditioner (Right
Side Unit)

Data Plate MFG (2019)



PVC Exhaust (See Comments)

Burners Firing and no Burned Wiring

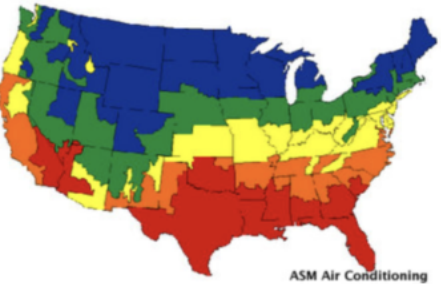
Full Scope of an HVAC Evaluation is Not Included in a Home Inspection

INFORMATION: Full scope of system’s condition not included due to specialist’s evaluation, refer to specialist’s report(s): The full scope of the HVAC system’s condition is not included in this report due to an independent specialist’s evaluation. Refer to the specialist’s report(s) for more information and required actions. Any observations are provided as a courtesy.

Determining the Capacity of the system is Beyond the Scope of a Home Inspection

INFOMATION: Determining capacity and adequacy of HVAC systems in beyond the scope of a general home inspection. A licensed HVAC contractor should be consulted if capacity or adequacy are in question. Below is a general sizing chart that applies to homes 25 years or newer.This chart will give an idea of what size system you may need. However, there are so many factors in play when determining the correct sizing of an HVAC system that having a professional evaluate and perform a heat load calculation is the proper way to approach sizing.

Air Conditioning Square Footage Range by Climate Zone					
	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5
5 Tons	600 - 900 sf	600 - 950 sf	600 - 1000 sf	700 - 1050 sf	700 - 1100 sf
4 Tons	901-1200 sf	951 - 1250 sf	1001 - 1300 sf	1051 - 1350 sf	1101 - 1400 sf
3.5 Tons	1201 - 1500 sf	1251 - 1550 sf	1301 - 1600 sf	1351 - 1600 sf	1401 - 1650 sf
3 Tons	1501 - 1800 sf	1501 - 1850 sf	1601 - 1900 sf	1601 - 2000 sf	1651 - 2100 sf
2.5 Tons	1801 - 2100 sf	1851 - 2150 sf	1901 - 2200 sf	2001 - 2250 sf	2101 - 2300 sf
2 Tons	2101 - 2400 sf	2151 - 2500 sf	2201 - 2600 sf	2251 - 2700 sf	2301 - 2700 sf
1.5 Tons	2401 - 3000 sf	2501 - 3100 sf	2601 - 3200 sf	2751 - 3300 sf	2701 - 3300 sf



HVAC General Sizing Zones

The Refrigerant in the Cooling System is (R 410A)

INFORMATION: The refrigerant in the cooling system is HFC-410A (R-410A). R-410A has replaced R-22 as the preferred refrigerant for use in residential and commercial air conditioners in Japan, Europe, and the United States.

High Efficiency Furnace or Boiler

High Efficiency Furnaces/Safety Controls(Utility Closet in Garage)

INFORMATION: The home is heated by means of a high efficiency condensing furnace or boiler. This type of appliance is more complex than conventional systems. It takes time for these systems to create condensation. Therefore, the inspection is limited.

Newer High Efficiency Furnaces come with multiple safety devices built in to shut down the system if any of the components do not function as intended.

Multiple Safety Devices on High Efficiency Furnaces

Condensation in a High Efficiency Furnace



High Efficiency (Propane) Furnace

.

The heating and cooling system of this home was inspected and reported upon with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Limitations

Heating Equipment

HEAT EXCHANGER EVALUATION EXCLUDED

Heat exchanger evaluation excluded: Comprehensive evaluation of the heat exchanger is specifically excluded from this inspection due to visibility and design limitations of forced-air furnaces. Comprehensive evaluation can only be obtained by dismantling or specialized testing, which is beyond the scope of this home inspection.

Thermostat

TESTS IN MANUAL MODE, OTHER FEATURES NOT TESTED:

Tests in manual mode, other features not tested: The inspector tests thermostat in manual mode only. Internet-capable, automatic and timed features are not tested.



Tested in Manual Mode Only

Observations

7.1.1 Heating Equipment

PVC EXHAUST PIPE VENTING INTO ATTIC

ATTIC FLUE EXHAUST FROM GARAGE FURNACE

The Heating Systems PVC exhaust flue is venting into the attic. This will allow Carbon Monoxide to enter the home as well as excessive moisture to enter the attic area. This is a safety hazard and the moisture can lead to premature deterioration of structural members in the attic and make conditions conducive to mold growth.

RECOMMENDATION: (Do not use the furnace until flue in attic has been repaired and reconnected to vent to the exterior (out the roof) properly.



Safety Concern



Must Be Reconnected before using the furnace downstairs

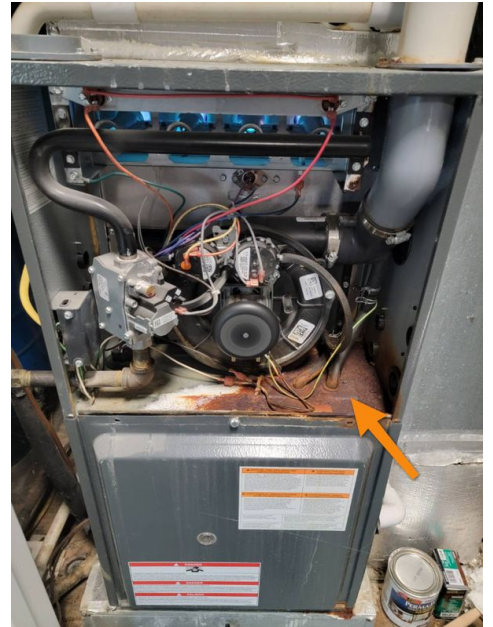
7.1.2 Heating Equipment

CORROSION INSIDE FURNACE

GARAGE UTILITY CLOSET (FURNACE BURNER COMPARTMENT)

There is excessive corrosion on the heating system behind the panel. The cause of the corrosion needs to be identified and corrected. This can leak directly on electrical components below and is a safety concern. Turned system off to prevent further damage possible to the electronic control board below.

RECOMMENDATION: Hire an HVAC contractor for an evaluation of the system and to make the required repairs.



Excessive Corrosion from Water

7.2.1 Cooling Equipment

DELTA T IS NOT BETWEEN - 14 TO 24 DEGREES IN COOLING MODE

HVAC SYSTEM (HIGH DELTA T) TEMPERATURE DROP

An ambient air test was performed by using thermometer readings before the cooling unit (return register) and after the cooling unit (supply register) to determine if the Delta T or temperature difference is between 14 degrees and 24 degrees, which indicates that the unit is cooling as intended. If the temperatures are outside of this range it generally indicates the temperatures are not within Spec. This is a general test showing proper operation. However, there are always exceptions to this basic test and latent issues may be present. As inspectors this basic test is a general rule of thumb showing acceptable performance without the need of specialized HVAC equipment.

High Delta T (more than 24°F difference) means that the incoming temperature and outgoing temperature is excessively large. Could potentially be caused by low air flow across the coil, which could indicate a dirty filter, a fan set to an incorrect speed, a dirty evaporator coil or ductwork that is too small. Confirming any of these are beyond the scope of a home inspection. Rarely it can mean there is a sealed system issue, meaning either the refrigerant is slightly low or the indoor refrigerant metering device is restricted.

Low Delta T (Less than 14°F difference) means that there is an excessively small difference between incoming and outgoing temperatures. It is typically indicative of fan speed set too high, low refrigerant levels, weak compressor valves, bypassing reverse valve, or leaking in the return air ductwork.

Additional Information: Keep in mind this is a very general test of air temperatures which can sometimes indicate potential issues but is not definitive. A more thorough in depth look at the system is recommended by a licensed HVAC contractor.

NOTE: Turned the AC off in the case of a restriction or low refrigerant. This could keep the proper oil return back to the compressor and allow it to burn out. This would be a much larger cost.



Return Temperature



Supply Temperature Drop Excessive



Water Staining on Filter indicates (Coil Freezing/Melting)

8: HVAC 2

		I	NI	NP	O
8.1	Heating Equipment				X
8.2	Cooling Equipment				X
8.3	Circulation Pump/Fan (Blower)	X			
8.4	Condensate Line (Drain)				X
8.5	Distribution System				X
8.6	Automatic Safety Controls/Accessible Wiring	X			
8.7	Thermostat	X			

I = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Heating Equipment: Heating System TYPE: Heat Pump, TYPE: Hydronic Forced Air, TYPE: Electric Backup (Auxiliary Heat)	Heating Equipment: Location LOCATION: Attic	Heating Equipment: Fuel Type FUEL TYPE: Electric
Heating Equipment: Manufacturer Goodman	Heating Equipment: Life Expectancy Of Heating Unit When New 10-15 Years	Heating Equipment: Age of Heating System 3 Years
Cooling Equipment: Cooling Equipment TYPE: Heat Pump, FUEL TYPE: Electric	Cooling Equipment: Cooling System Location LOCATION: Attic, LOCATION: Outside-Left Side	Cooling Equipment: Indoor Cooling Unit Manufacturer Goodman
Cooling Equipment: Indoor Cooling Unit Type TYPE: Heat Pump Air Handler, LOCATION: Attic	Cooling Equipment: Age of Indoor Cooling Unit 3 Years	Cooling Equipment: Exterior Unit Manufacturer Goodman
Cooling Equipment: Exterior Unit Type TYPE: Heat Pump (Outdoor Coil Unit)	Cooling Equipment: Age of Exterior Unit 3 Years	Cooling Equipment: Life Expectancy of Cooling System When New 10-15 Years
Distribution System: Filter/s LOCATION: Second Floor, REPLACEMENT: Quarterly, LOCATION: Hallway	Distribution System: Filter Size 14x14X1, One Filter	Thermostat: Thermostat LOCATION: Hallway, LOCATION: Second Floor

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During a general home inspection, the home inspector observes permanently installed heating and cooling systems including: heating equipment; cooling equipment that is central to home; normal operating controls; chimneys, flues, and vents, where readily visible; solid fuel heating devices; heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector describes: energy source; and heating equipment and distribution type. The home inspector operates the systems using normal operating controls. The home inspector opens readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector does not: operate heating/cooling

systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish solid fuel fires; observe the interior of flues; fireplace insert flue connections; humidifiers; electronic air filters; or observe the uniformity or adequacy of heat supply to the various rooms.

HVAC General Photos

Upstairs Hallway



Upstairs Hallway Thermostat
Functional



Return Temperature



Supply Temperature (Cooling)
Acceptable



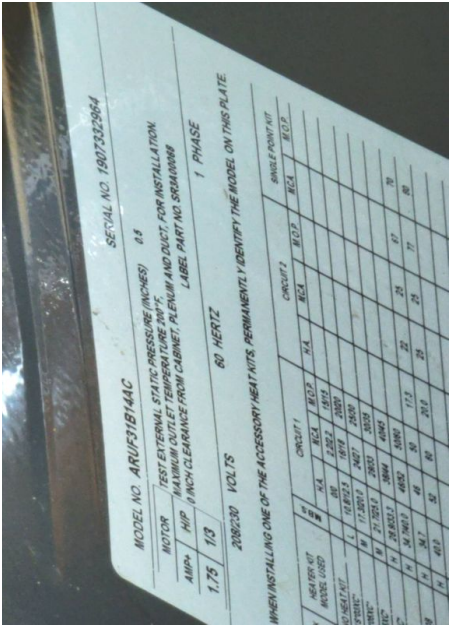
Heat Pump (Left Side Unit) See
Comments



Data Plate MFG (2019)



Attic Air Handler for Heat Pump (See
Comments)



Data Plate MFG (2019)



Water Safety Device not Functioning



Electric Back-up Heaters Functional

Distribution System: Distribution

TYPE: Ductwork, MATERIAL: Metal and Flex Duct



Hallway Return 14x14x1 Filter Size



Metal and Flex Ductwork

The heating and cooling system of this home was inspected and reported upon with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Limitations

Thermostat

TESTS IN MANUAL MODE, OTHER FEATURES NOT TESTED:

UPSTAIRS HALLWAY THERMOSTAT

Tests in manual mode, other features not tested: The inspector tests thermostat in manual mode only. Internet-capable, automatic and timed features are not tested.



Tested in Manual Mode Only

Observations

8.4.1 Condensate Line (Drain)

PRIMARY CONDENSATE DRAIN LINE CLOGGED/BLOCKED

ATTIC AIR HANDLER

The primary condensate discharge line may be blocked or clogged. This is permitting water to overflow into the catch pan directly below. The drain most likely needs clearing but should be further evaluated by an HVAC contractor before running the Air Conditioning upstairs due to the potential of water damage to the areas below.

RECOMMEND: Have an HVAC contractor clear the drain line and confirm there are no other issues contributing to the water overflowing in the catch pan.



Recommendation



Drain needs clearing here



An inch of standing water in catch pan



Water Cut-off switch not working to shut off system properly

8.5.1 Distribution System



Recommendation

ONE RETURN IS NOT ENOUGH FOR THIS SIZE STSTEM

LOCATED IN HALLWAY CEILING FOR ATTIC AIR HANDLER

The upstairs hallway is the only return for the attic air handler. The filter grille is 14x14 and the round flex duct in attic is only 73% of the size of the return grille (Square) since the transition from square to round ductwork reduces the area inside the return duct. The sizing was based on the 14x14 square return size which if not transitioned to a round duct would be sufficient. The current set-up is inadequate ,can only function as designed for a maximum of a 2 Ton System at the very most.

It is undersized for this system size and could cause the air handler to have water issues from freezing (Due to not enough unconditioned air/warm air passing over the evaporator coil) Once the system turns off, the current ice build-up on the coil then overflows or the water bypasses the evaporator pan completely allowing Water to melt on the side cabinet bypassing the coil and drain all together. (This sizing is consistent with the requirements put forth using the manual D- Ductwork sizing)

Calculations include CFM " (Cubic feet per minute) by use of how many square inches".What is currently existing is 154 sq. inches for the round duct portion accommodates 6.1 CFM per square inch with a static pressure of slightly over 1.0 which should be the maximum.

The correct calculation needs to allow for exactly 20% more airflow to pass at a minimum.

The manual D also factors in static pressure(Airflow resistance) and others factors to be taken into account to have an efficiently operating system that runs the way it was engineered.

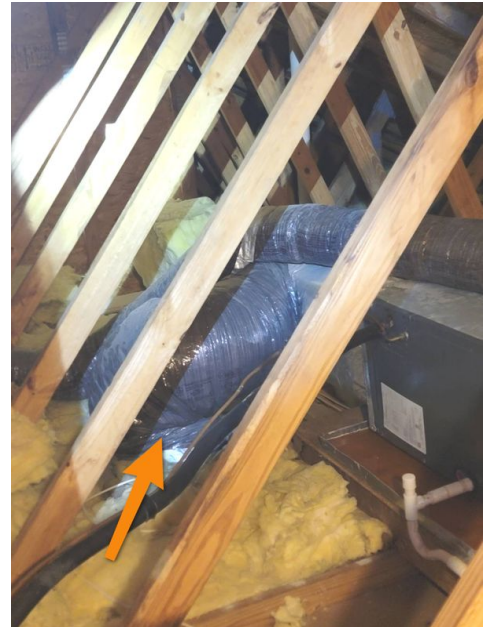
RECOMMENDATION: The proper size filter grille(s)/flexible return duct is already the largest the return box can handle, therefore, another return needs to be added/preferably to the Master Bedroom Ceiling.

Hire a Master HVAC contractor to confirm calculations and add an additional return duct (12 inch round in size) from the back side of the return box or another unused portion to the master bedroom ceiling to give the system the proper airflow. (The return box will not accept any take-off(Base on return box the flex duct is attached" .

A flex duct larger than what is existing is not possible due to the size of the metal return box where the flex return duct is attached.

The addition of another return is required in the master bedroom ceiling would not only give the correct return airflow but make the hallway return much quieter.

(The best analogy to understand this in laymen terms is the feeling of resistance when you blow air through a straw) only so much air can pass no matter how hard you blow through it).The harder you blow, the louder it becomes and it becomes much more difficult. The same theory applies to the sizing of ductwork.



14 Inch return flex duct in attic
(Undersized)

I could have simply said the ductwork is undersized but I intentionally showed the math and full explanation to keep from having another HVAC technician try to say what existing is correct and the issue would never get solved.

(This is far beyond the standards of practice required from a home inspector).

A home inspectors job is to identify issues and guide you to the correct person to solve the issues. Very few people understand the math for performing the sizing, this was done as a courtesy to ensure the system gets properly repaired/installed.

NOTE: I'm an an HVAC contractor with a current license. I performed the math and CFM calculations on site to determine what size return was needed for this size system(Current system is not too much larger and in some cases may function but without the proper efficiency. This is occasionally possible by increasing the fan speed making the static pressure excessive.

Upping the fan speed is (Not) an option in this application since the system is horizontal. The water on the coil would blow off causing the same issue(water leaking to occur). The term for that is blow-by.

The current return is undersized and the airflow must be corrected to have the system run as intended my the manufacturer.

9: INSULATION AND VENTILATION

		I	NI	NP	O
9.1	Attic Insulation	X			
9.2	Bath and Kitchen Ventilation	X			
9.3	Ventilation - Attic	X			
9.4	Crawl Space Insulation				X
9.5	Humidity Control - Insulation and Ventilation(Crawl Space)	X			
9.6	Ventilation Dryer Vent	X			

I = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Insulation and Ventilation
General Photos



Bathroom Ventilation Functional

Attic Insulation: :Attic
MATERIAL: Fiberglass Batts



Attic Insulation Fiberglass Batts 10 inches Deep

Attic Insulation: Insulation Depth
10 Inches

Ventilation - Attic :
TYPE: Soffit Vents, TYPE: Ridge Vent(s)

Crawl Space Insulation: Insulation Type Under the Floor
MATERIAL: Fiberglass Batts

Crawl Space Insulation: Insulation Depth Under Floor
12



Under Floor Insulation Fiberglass Batts (See Comments)

Crawl Space Insulation: Insulation Thickness on Foundation Wall	Humidity Control - Insulation and Ventilation(Crawl Space): :
Not Present	TYPE: Manual Crawl Space Vents



Manual Crawl Space Vents (See How to operate)

During a general home inspection, the home inspector observes: insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan(s) as temperature permits.

Attic Insulation: The level of attic insulation is considered inadequate

INFORMATION: The level of attic insulation is considered inadequate by current standards. Consider installing additional insulation in accordance with local guidelines to improve energy efficiency.



Ventilation - Attic: Type of Attic Ventilation is Soffit and Ridge

Attic area ventilation

Your attic has a ventilation consisting of two types of ventilation. These are known as soffit and ridge ventilation. This is a very good passive system which works better than having powered attic fans. Since both the Soffit and Ridge span across each bay of roof trusses or roof rafters without any dead space. Dead space are areas which have poor ventilation. This passive system was designed to eliminate these areas with poor or no air ventilation if installed correctly. Unless otherwise noted, your attic ventilation system is adequate and functioning as intended.

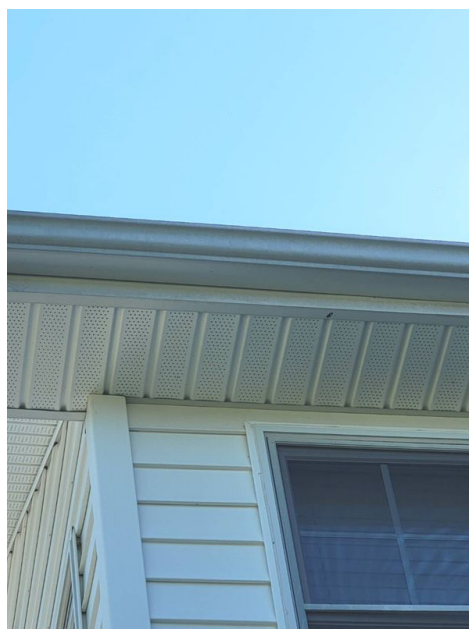
Soffit vents are located on the eaves or the overhang behind the gutters.

Ridge vents are located at the very top or peak of the roof to allow heat to escape.

Below is a picture to visually show how this passive ventilation operates.



Operation of Soffit and Ridge Ventilation



Soffit Ventilation



Ridge Vent from above



Ridge Vent from Attic

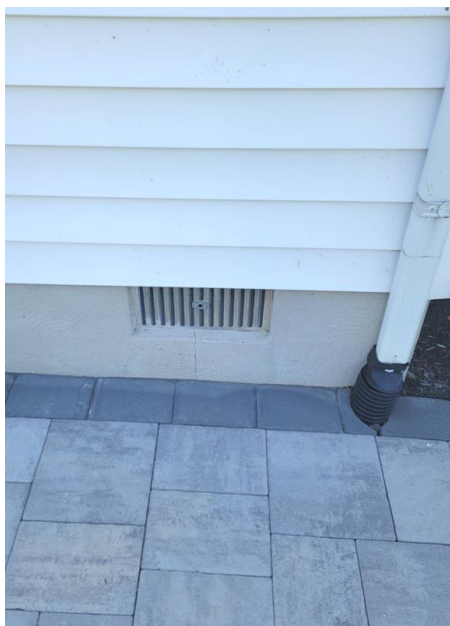


Soffit Baffles Allows for Functional Ventilation

Humidity Control - Insulation and Ventilation(Crawl Space): Manual Crawl Space Vents should be closed during colder months

Around House

INFORMATION: Vents should be closed during colder months to avoid freezing temperatures below the house. Covers of rigid insulation or other materials can be used for such purposes where the vents exist. Vents should be reopened during warmer months for proper cross-ventilation.

Crawl Space Vents Open in Summer
Closed in Winter

Humidity Control - Insulation and Ventilation(Crawl Space): Reason Crawl Space Vents are Installed (Explanation)

INFORMATION: Crawlspace vents installed in the foundation walls permit moisture to be properly vented out of the crawlspace. Trapped moisture promotes mold and mildew, and could eventually result in structural deterioration. Therefore, it is important to keep vents open and unobstructed during the summer in this area of the country.

Humidity Control - Insulation and Ventilation(Crawl Space): Dehumidifier Recommend

In both basements and conditioned crawl spaces, it's recommend that a dehumidifier be run day and night all year for the below grade portions. Areas below grade naturally have a higher moisture content since the walls can not allow moisture to pass through to the exterior.

.

The insulation and ventilation of the home was inspected and reported upon with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

9.4.1 Crawl Space Insulation

BACKWARDS INSULATION

ENTIRE CEAWL SPACE

The crawl space insulation is installed with the vapor retarder (Plastic Backing) on the wrong side. The Kraft paper should be to the warm side of the house. This installation will trap moisture in the insulation and is conducive to condensation and mold growth. it also reduces the effectiveness of the insulation.

RECOMMENDATION: Hire a contractor to remove the insulation as needed, inspect, replace as needed and re-install in accordance with local guidelines.

 Recommendation



Under Floor Insulation installed Backwards

10: INTERIOR

		I	NI	NP	O
10.1	Flooring Materials	X			
10.2	Walls Materials	X			
10.3	Ceilings Materials	X			
10.4	Stairs/Steps, Handrails, Guardrails	X			
10.5	Cabinets				X
10.6	Countertops	X			
10.7	Doors				X
10.8	Windows				X
10.9	Fireplace - Firebox, Smoke Chamber, Damper, Flues, Doors/Screens				X

I = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Walls Materials: .
MATERIAL: Drywall

Ceilings Materials: .
MATERIAL: Drywall

Fireplace - Firebox, Smoke Chamber, Damper, Flues, Doors/Screens: .
TYPE: Prefabricated, MATERIAL: Metal, MATERIAL: Concrete Panels

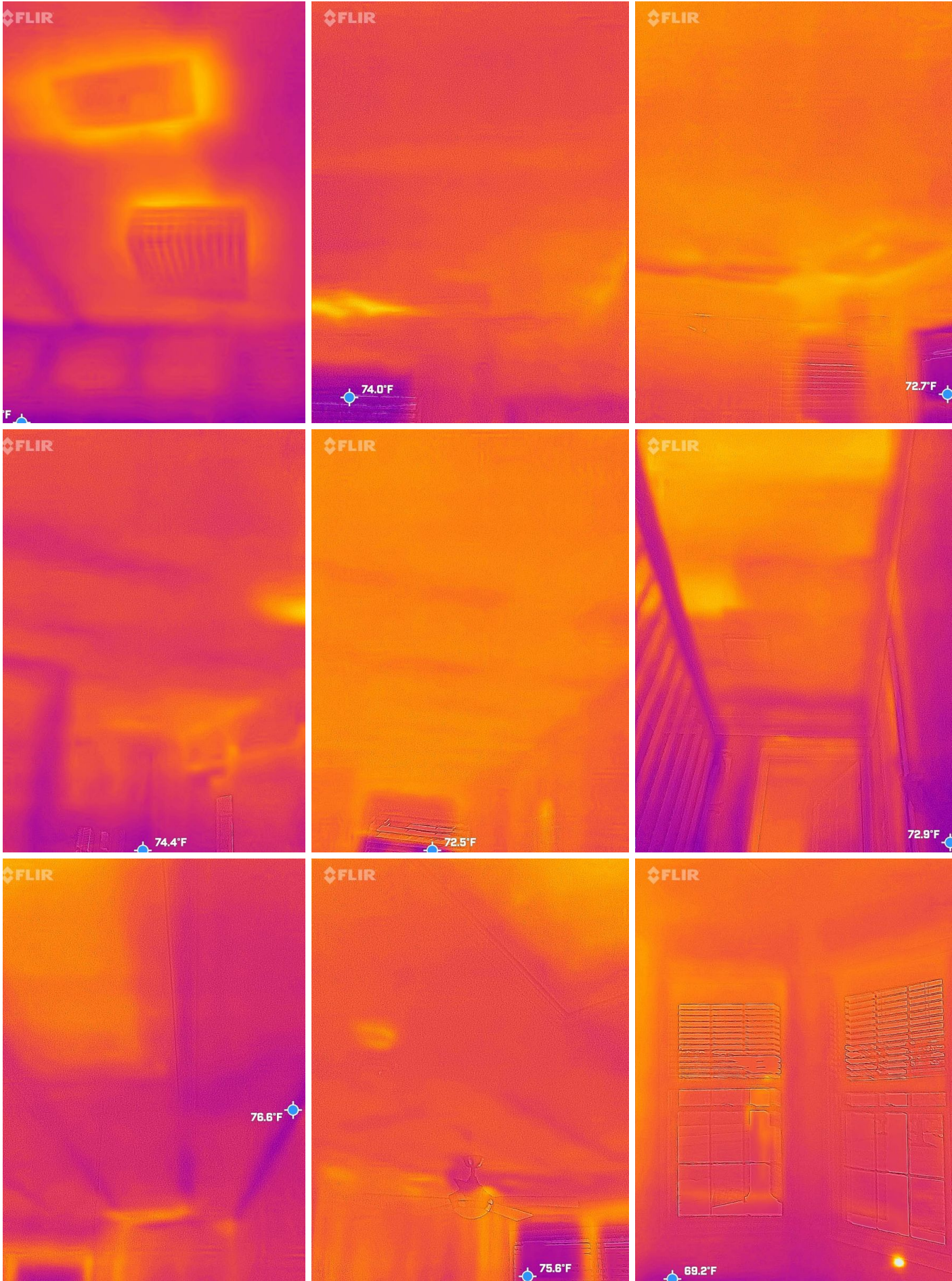


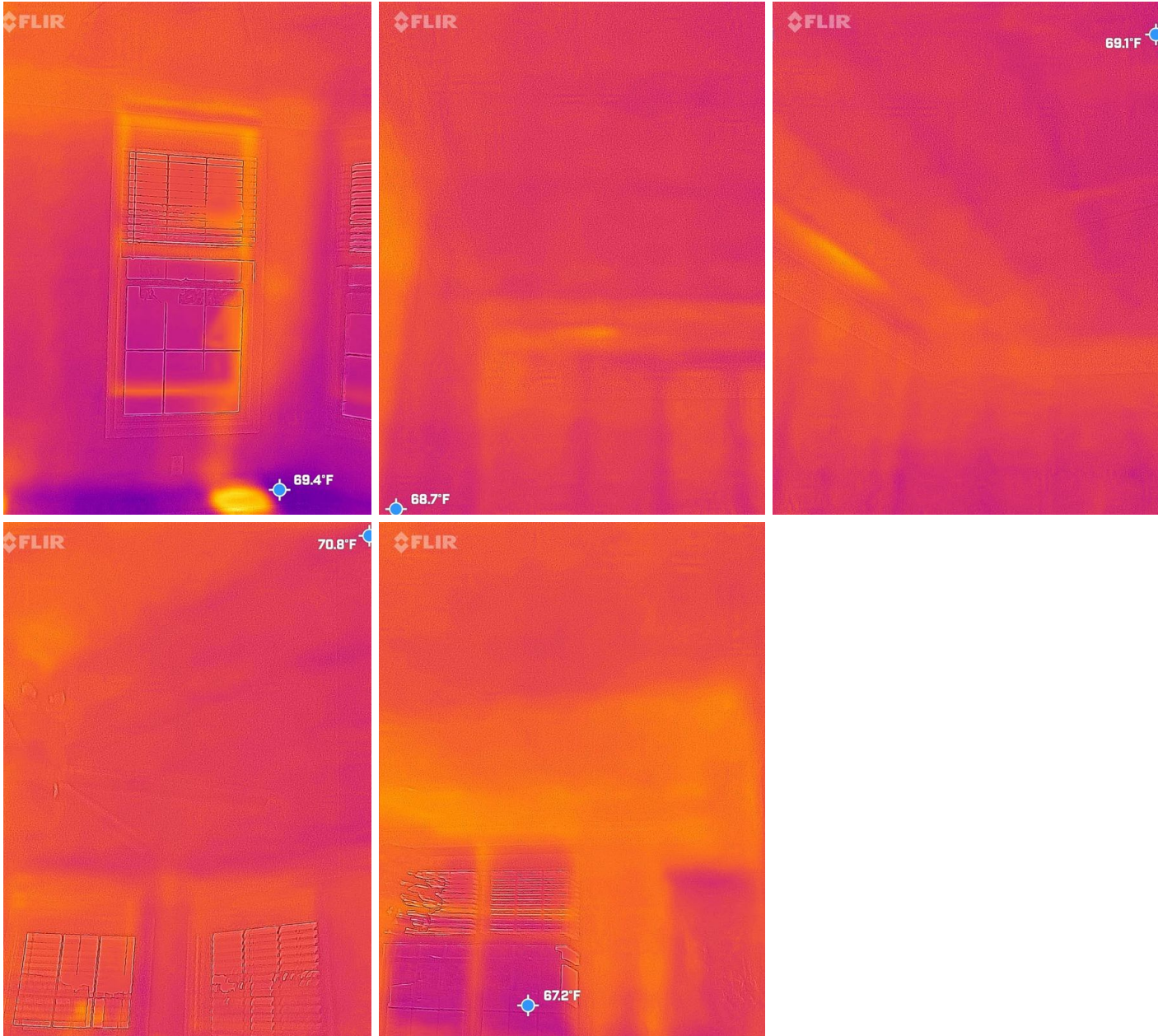
Propane Fireplace (See Comments)

.

During a general home inspection, the home inspector observes: walls, ceiling, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows. The home inspector operates a representative number of windows and interior doors; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: paint, wallpaper, and other finish treatments on interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments.

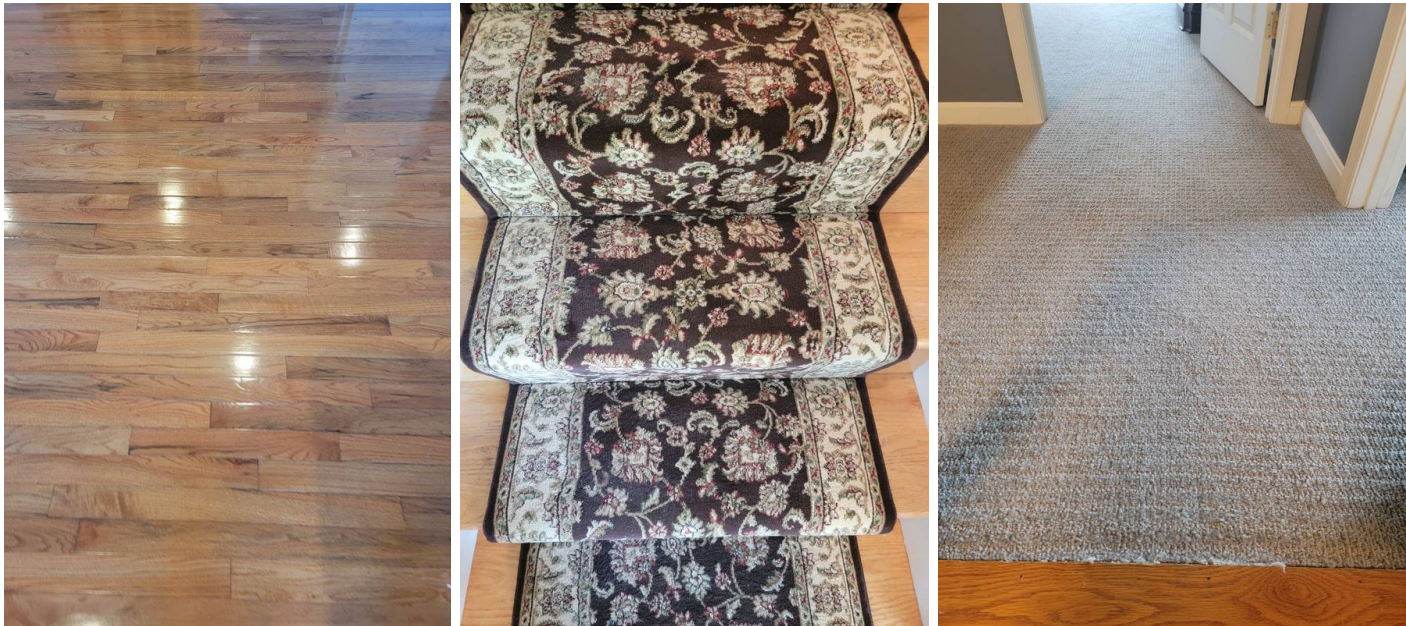
Interior General Photos





Flooring Materials: .

TYPE: Hardwood, TYPE: Carpet, TYPE: Ceramic Tile



Hardwood flooring

Carpeting on Steps

Carpeting



Ceramic Tile Flooring

Walls Materials: Cracks in the wall surface are typical

INFORMATION: Cracks in the wall surface are typical. There are generally due to the shrinkage of lumber and/or normal settlement. Make cosmetic repairs before move in.

Ceilings Materials: Cracks in the ceiling surface are typical

INFORMATION: Cracks in the ceiling surface are typical. These are generally due to the shrinkage of lumber and/or normal settlement. Make cosmetic repairs before move in.

Stairs/Steps, Handrails, Guardrails: .

TYPE: Conventional



Steps Conventional



Handrails are Secure



Guardrails are Secure

Windows: .

TYPE: Single-Hung, TYPE: Thermal/Insulated, TYPE: Tilt Feature (Lower Sash Only), MATERIAL: Wood, TYPE: Double-Hung



Single Hung/Thermal Insulated
Wooden Windows



Lower Sash Tilt Feature

Windows: Fogged Window Pane General Statement

Please Read Carefully

Fogged windowpanes are normal wear and tear and can occur at any time in a double pane window. According to the **InterNACHI Standards of Practice** home inspectors are not required to report on fogged windowpanes. However, as a courtesy fogged windowpanes if visible and observed at the time of inspection will be reported. Please note, fogged windowpanes are not always visible. Window treatments, different levels of sunlight, angles of the sun, and weather conditions can make it difficult to see fogged windowpanes. We will not take responsibility for fogged windowpanes that were not reported or windowpanes that fog in the future.

The interior of the home was inspected and reported upon with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Limitations

Flooring Materials

THE FLOORS CANNOT BE PROPERLY INSPECTED BECAUSE A COVERING MATERIAL

LIMITATIONS: The floors cannot be properly inspected because a covering material (e.g., carpet, rug or other material) prevents unobstructed access. Therefore, the inspection is limited.

Observations

10.5.1 Cabinets

NOT PROPERLY SECURED

THE KITCHEN.

 Safety Concern

The cabinets are not properly secured. They are secured using deck/drywall screws. These do not have the tensile strength of approved fasteners/cabinet anchors. This is a safety concern.

RECOMMENDATION: Secure the cabinets using approved fasteners.



Drywall Screws Securing Cabinets



Multiple Locations



All Cabinets need to be Secured Properly

10.7.1 Doors

DOES NOT LATCH PROPERLY

ONE OR MORE LOCATIONS (SEE PHOTOS)

Doors do not latch properly. The latch or latches do not engage within the strike plate. This affects proper function.

Recommendation

RECOMMENDATION: Repair or adjust the door(s) or hardware as needed.



Strike Plate needs Adjustment



Upstairs Laundry Room

10.8.1 Windows

HARDWARE DOESN'T LATCH

ONE OR MORE LOCATIONS (SEE PHOTOS)

 Recommendation

Window hardware doesn't line up fully to latch. This affects the proper function.

RECOMMENDATION: Try adjusting window first. If unsuccessful repair or replace any damaged or inoperative hardware. Hire a window contractor as needed.



Latch doesn't line up to latch properly



Rear Wall Master Bedroom (Right Window)

10.8.2 Windows

LOWER SASH/ SASH BALANCES(WON'T STAY OPEN)

ONE OR MORE LOCATIONS (SEE PHOTOS)

One or more window sashes do not stay in the open position. The sash balances are damaged. This affects proper function. The window(s) can come crashing down and result in injury. This is a safety concern.



RECOMMENDATION: Hire a licensed window contractor to replace the window(s) as needed.



Lower Sash won't stay open(Needs Adjustment)



Location Perspective (Living Room)

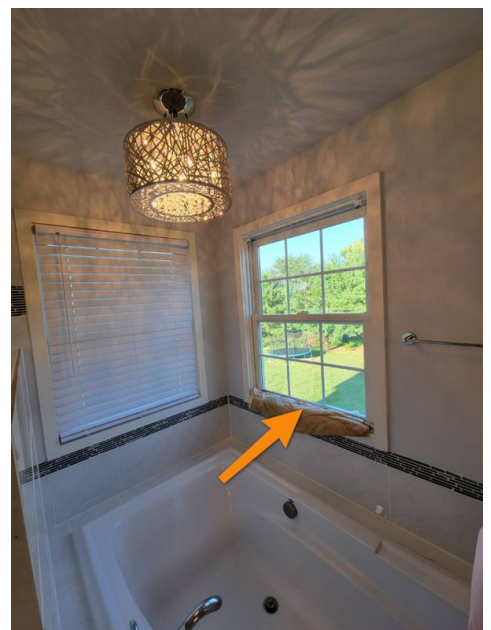
10.8.3 Windows

WINDOW SASH DAMAGED

MASTER BATHROOM

The window sash is damaged and doesn't seal properly when the window is closed. This can permit air and possibly water to enter.

RECOMMENDATION: Replace the window/ sash.



Left Rear Master Bathroom

10.9.1 Fireplace - Firebox, Smoke Chamber, Damper, Flues, Doors/Screens

THE GAS FIREPLACE INSERT IS INOPERATIVE

LIVING ROOM

The gas fireplace insert is inoperative. It did not respond to normal operating controls at the time of inspection. This prevents normal use.

RECOMMENDATION: Hire an electrician to evaluate and make repairs as needed to get power to the fireplace. This may not be the only issue but chances of more than 1 thing going wrong at the time are very unlikely.



No Power going to Fireplace



Receptacle Location



Blower Switch on Bottom/Flame Switch Top

11: ELECTRICAL SYSTEM

		I	NI	NP	O
11.1	Electrical Service Entrance	X			
11.2	Panel	X			
11.3	Branch Circuits				X
11.4	Grounding / Bonding	X			
11.5	Receptacles				X
11.6	Switches	X			
11.7	Fixtures				X
11.8	Smoke Detectors	X			
11.9	CO Detectors	X			

I = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Electrical Service Entrance :

TYPE: Underground Service
(Service Lateral), AMPERAGE: 200,
MATERIAL: Aluminum

Panel :

AMPERAGE: 200, VOLTAGE:
120/240, TYPE: Breakers,
LOCATION: Garage

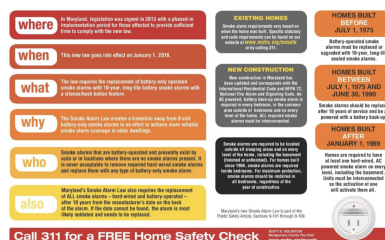
Branch Circuits :

TYPE: Romex (Non-Metallic
Sheathed Cable), MATERIAL:
Copper

Grounding / Bonding :

TYPE: Unable to Determine

Smoke Detectors: New Maryland Smoke Detector Laws

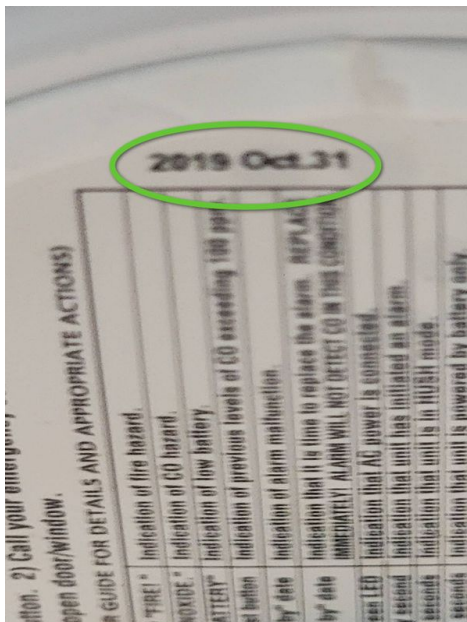


During a general home inspection, the home inspector observes: service entrance conductors; service equipment, grounding equipment, main over current device, and main and distribution panels; amperage and voltage ratings of the service; branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; the polarity and grounding of all receptacles in proximity to interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; the operation of ground fault circuit interrupters; and smoke and carbon monoxide detectors.

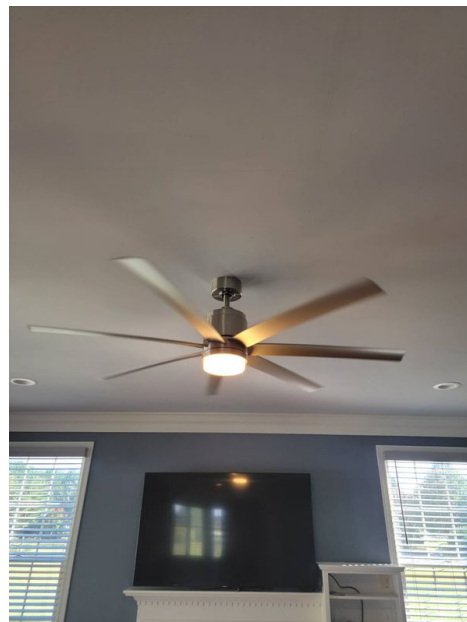
Electrical General Photos



Smoke and Carbon Monoxide Detectors Acceptable



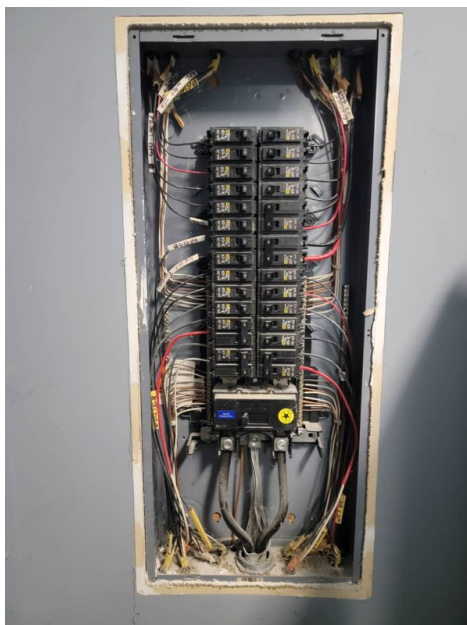
October (2019) Good for 7 more years



Fan Fixtures Functional



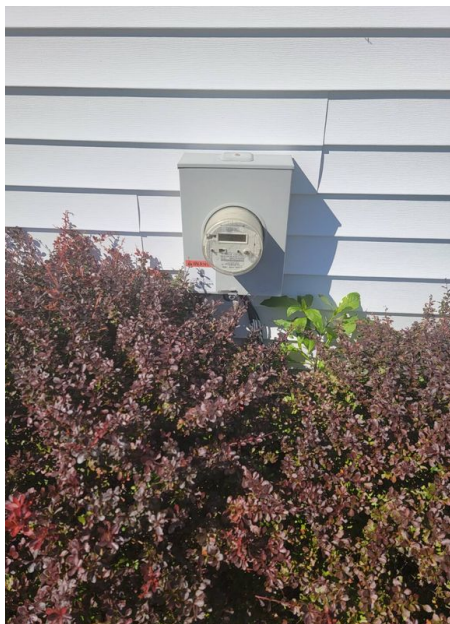
Main Electrical Shut-off Switch (Garage)



Branch Circuit Wiring Acceptable

Electrical Service Entrance: Meter

AMPERAGE: 200, VOLTAGE: 240, LOCATION: The right side (exterior).



Electrical Meter Underground
Lateral/Right Side



CL-200 Amperage Meter

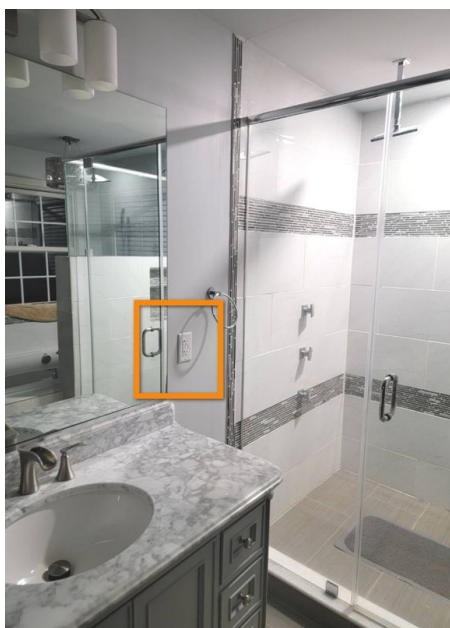


Meter is Secure

Branch Circuits: Multiple receptacles protected by a single GFCI

Location of the reset GFCI safety receptacle(s)

INFORMATION: Multiple receptacles are protected by a single GFCI. If multiple receptacles stop functioning, they may be protected by a single GFCI safety receptacle. In many cases, all bathrooms are tied together as well as the exterior receptacles. Knowing where this reset GFCI receptacle safety is located could save you a service call from an electrician.



All Bathrooms on Master GFCI

Test GFCI devices regularly to ensure proper working order

INFORMATION: Test GFCI devices regularly to ensure proper working order. Most GFCI manufacturers recommend monthly testing.

The electrical system of the home was inspected and reported upon with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets are not removed and the inspection is only visual. Any outlet not accessible (behind the refrigerator for example) is not inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

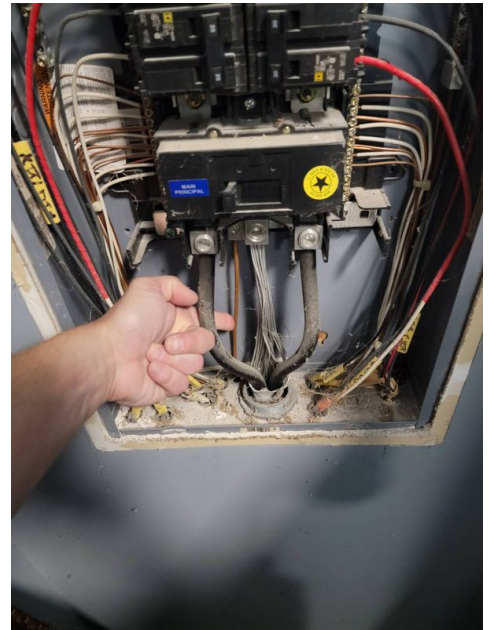
Limitations

Grounding / Bonding

THE GROUND WIRE TERMINATES BELOW GRADE OR BEHIND A WALL/CEILINGS

THE MAIN PANEL

LIMITATIONS: The ground wire terminates below grade or behind a wall/ceilings. The presence of driven grounding rod cannot be verified.



Grounding Wire Termination Behind Finished Areas

Observations

11.3.1 Branch Circuits

EXPOSED/ACCESSIBLE WIRING

LEFT SIDE DISCONNECT FOR AC CONDENSER

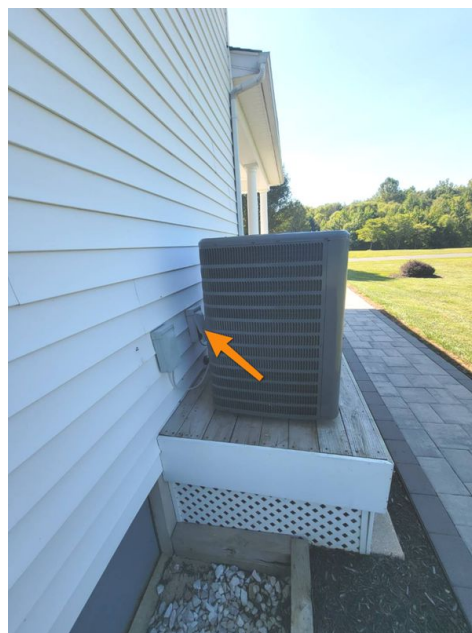
There are exposed wire splices. All wiring splices should be in an approved junction box with a proper cover and permanently accessible. This is a safety concern.



RECOMMENDATION: Hire an electrician to make repairs as necessary.



Missing Cover Plate (Leaving Exposed Wiring Accessible)



Left Side Disconnect for Right Unit

11.5.1 Receptacles

LOOSE RECEPTACLES

ONE OR MORE LOCATIONS (SEE PHOTOS)

Receptacles are loose in the wall or in their junction boxes. This is a safety concern. Loose receptacles can result in damaged or loose the wire connections.

RECOMMENDATION: Hire a licensed electrical contractor for an evaluation and to provide repairs as needed.



Rear Wall near porch



Dining Room (Left Wall of House)



2 in Front Left Bedroom



Master Closet across from Bathroom

11.7.1 Fixtures

LIGHT FIXTURE INOPERATIVE

TOP OF STEPS (SECOND FLOOR)

The light fixture is inoperative. The bulb may be burned out. This affects proper function.

RECOMMENDATION: Replace the bulb and confirm operation.
Repair or replace the fixture as needed.

 Recommendation



Inoperative Light Fixture (Upstairs Hallway)

12: PLUMBING SYSTEM

		I	NI	NP	O
12.1	Plumbing Service	X			
12.2	Main Water Shut-Off Valve	X			
12.3	Water Filtration/Treatment System(s)	X			
12.4	Water Distribution Pipes				X
12.5	Plumbing Drain, Waste and Vent Systems	X			
12.6	Toilets				X
12.7	Tubs/Showers	X			
12.8	Sinks				X
12.9	Water Heater	X			
12.10	Exterior Hose Faucets (Hose Bibs)	X			
12.11	Whirlpool (Jet) Tub			X	
12.12	Fire Suppression System			X	
12.13	Ejector Pump			X	

I = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Plumbing Service: :

TYPE: Private Well, MATERIAL:
HDPE (High-Density Polyethylene)



Incoming Water Line HDPE High Density Polyethylene

Main Water Shut-Off Valve: :

LOCATION: Garage



Main Water Shut-off Valve Utility Closet/Garage

Water Filtration/Treatment System(s): :

TYPE: Water Filtration and Conditioning System, TYPE: Water Softener, Sediment Filter(s)



Water Conditioning System (Visually inspected only)

Water Heater: Capacity

48 Gallons

Water Heater: Manufacturer

Bradford-White

Water Heater: Age

3 Years

Fire Suppression System: Fire Suppression System
Not Present

Ejector Pump: Ejector Pump
Not Present

During a general home inspection, the home inspector observes: the interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; the interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; and sump pumps. The home inspector describes: water supply and distribution piping materials; drain, waste, and vent piping materials; water heating equipment; and the location of main water supply shutoff device. The home inspector operates all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector does not: state the effectiveness of anti-siphon devices; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; or observe: water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; spas, except as to functional flow and functional drainage; swimming pools; solar water heating equipment; or observe the system for proper sizing, design, or use of proper materials. INFORMATION: Visible, accessible portions of supply lines are inspected; however, most supply and drain lines are not visible and, therefore, cannot be visually inspected.

Plumbing General Photos



Pressure Tank Functional



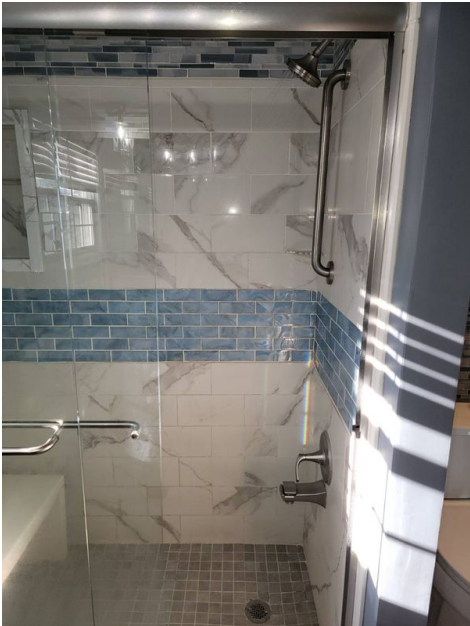
Water Pressure Acceptable



Toilets (See Comments)



Sinks Functional



Upstairs Hallway Bathroom Shower Acceptable



Good Water Pressure



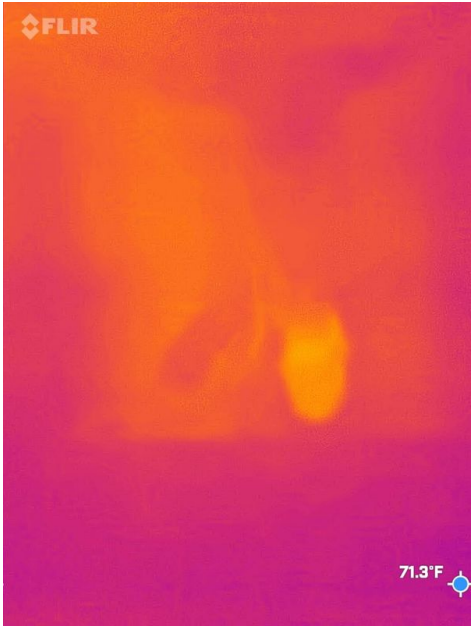
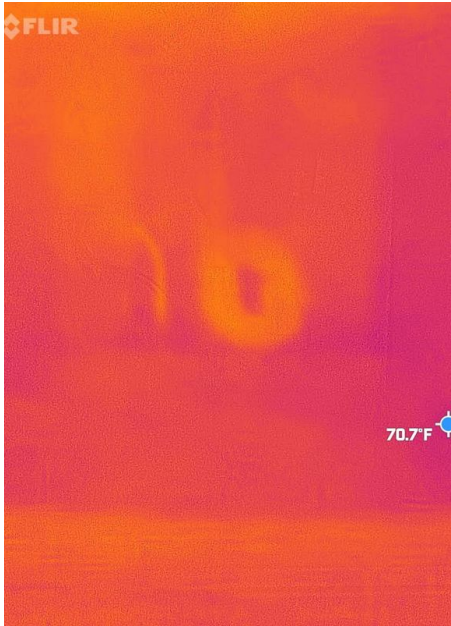
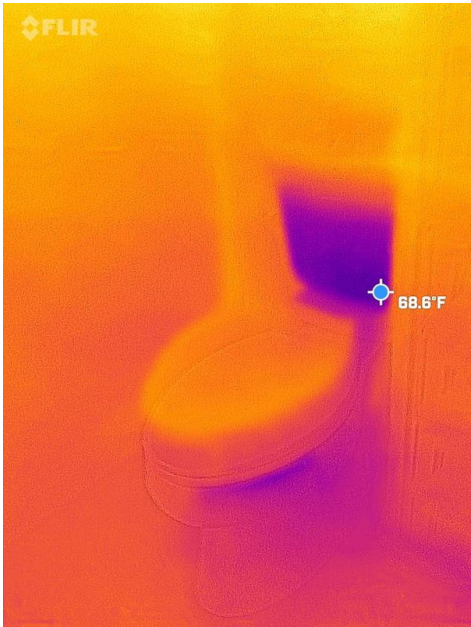
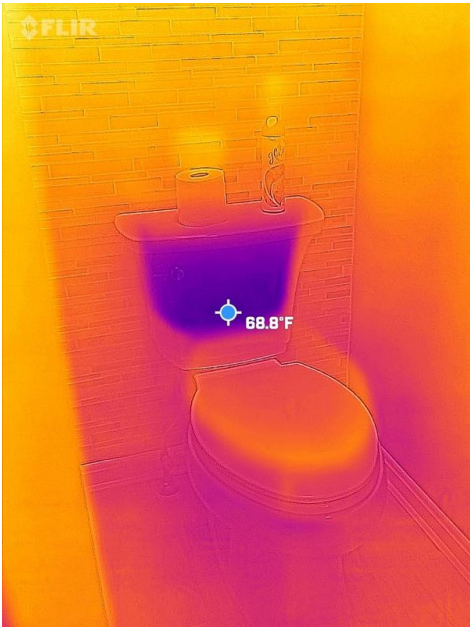
Master Tub Acceptable

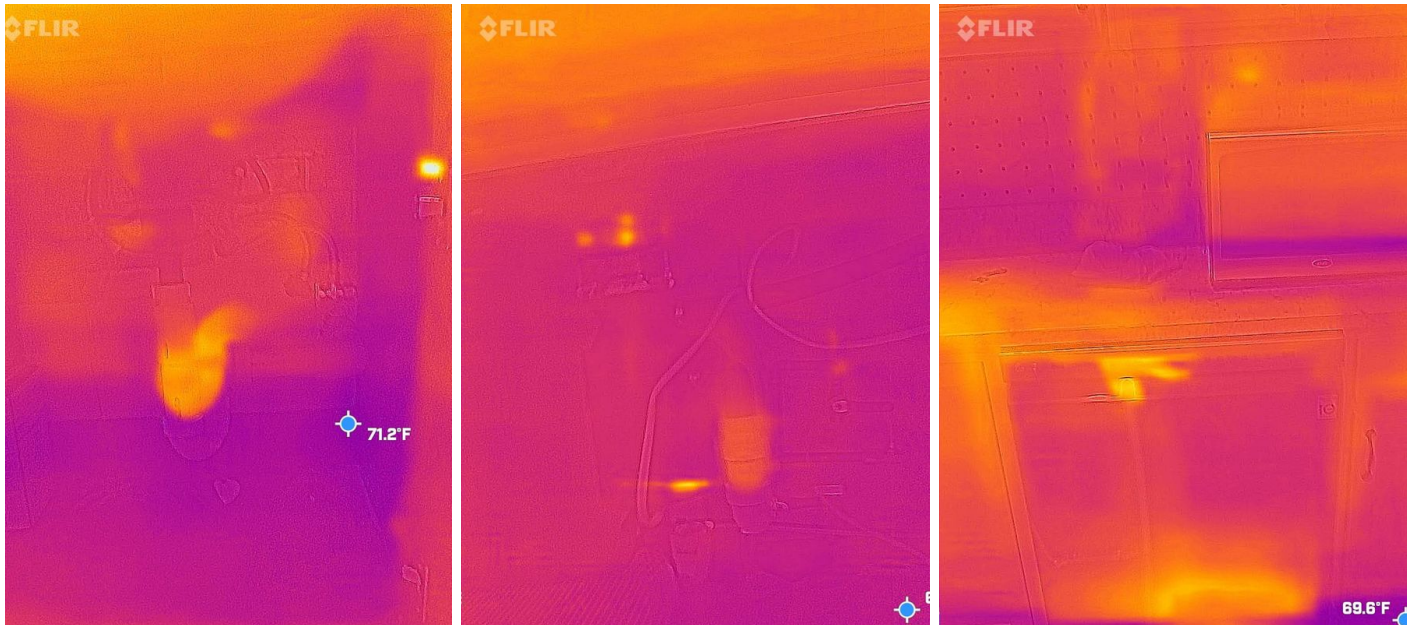


Master Shower Wand and Side Showerheads Functional



Both Top Showerheads Functional



**Plumbing Service: Water pressure was within the acceptable range of 35 to 80 psi**

Utility Closet Garage

INFORMATION: Water pressure was within the acceptable range of 35 to 80 psi at the time of inspection.



Water Pressure (Acceptable/Within Spec)

Plumbing Service: House Passed Functional Flow test

All Showerheads

The water pressure over-all is good. It passed the "functional flow." test. This test is determined by running water in the sink(s) and shower while toilet is flushed. If shower spray pressure remains, it passes. If it drops significantly it fails and should be looked into further.

RECOMMEND: This is for informational purposes only.



All Showerheads Passed Functional
Flow Test

Water Distribution Pipes: :

MATERIAL: CPVC (Chlorinated Polyvinyl Chloride), MATERIAL: Copper



CPVC Water Distribution Lines



Copper Water Distribution Lines

Plumbing Drain, Waste and Vent Systems: :

TYPE: Private On-Site (Septic), MATERIAL: PVC (Polyvinyl Chloride)



Drain Waste Pipes PVC Pitched Properly



Clean-out (Septic/Leaving Right Side of Crawl Space)

Plumbing Drain, Waste and Vent Systems: Consider video drain line inspection can Reveal Hidden Problems

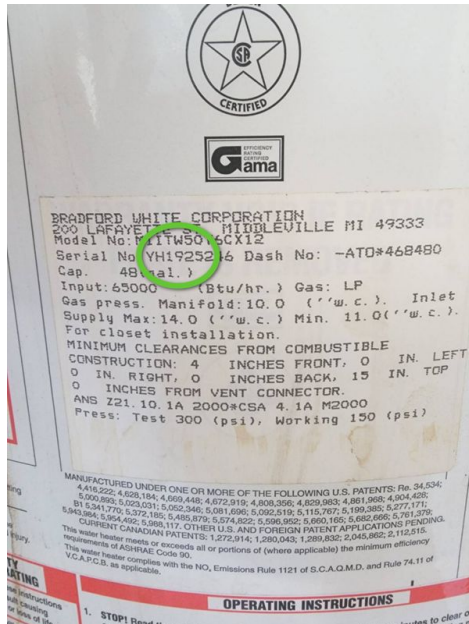
Consider video drain line inspection: A video drain line inspection can reveal hidden problems, including issues in the main drain that connects to the municipal sewer. Consider a video drain line inspection to determine if there are additional concerns that can't be detected within the scope of a home inspection.

Water Heater: Type/Location

FUEL TYPE: Propane, LOCATION: Closet, TYPE: Conventional Tank, LOCATION: Garage



High Efficiency Water Heater (Propane)



Data Plate MFG (2019)



Hot Water Temperature Acceptable

Water Heater: The water heater is a flame and vapor ignition resistant (FVIR) type

Garage Utility Closet

INFORMATION: The water heater is a flame and vapor ignition resistant (FVIR) type water heater with a sealed burner chamber.

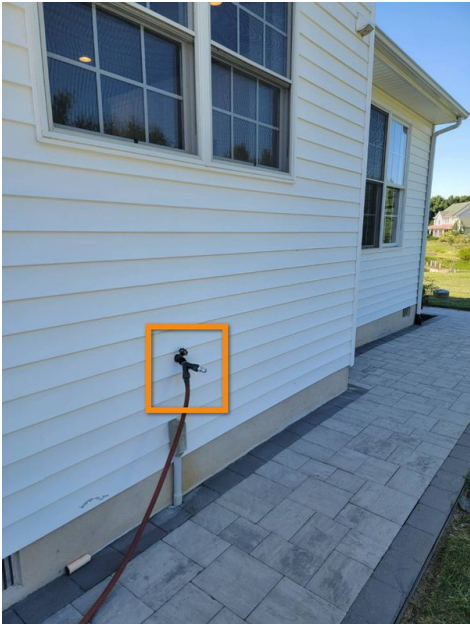


FVIR Propane Tank

Exterior Hose Faucets (Hose Bibs): :
LOCATION: Rear



Rear Hose Spigot Acceptable



Location Perspective (Rear)

The plumbing in the home was inspected and reported upon with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Limitations

Water Distribution Pipes

MOST WATER DISTRIBUTION PIPES WERE NOT VISIBLE

LIMITATIONS: Most water distribution pipes were not visible due to wall, floor, and ceiling finish materials. The inspection is limited to visible portions of the distribution pipes.

Plumbing Drain, Waste and Vent Systems

NOT ALL WASTE LINES ARE VISIBLE

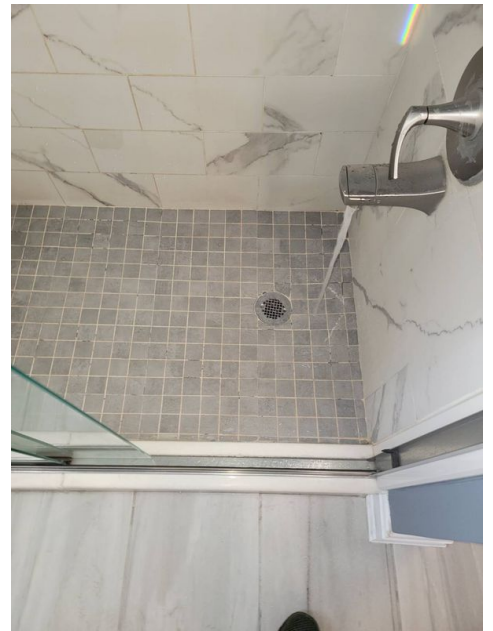
LIMITATIONS: Not all waste lines are visible. This limits the inspection of the waste lines.

Tubs/Showers

SHOWER PANS VISUALLY INSPECTED ONLY

ALL SHOWER PANS

LIMITATION: Shower pans are visually inspected only for new construction and tested by running water from the faucet and/or showerhead. We do not apply weight as if taking a shower. Occasionally, shower pans may leak only after weight is applied while running water.



Pans Visually inspected only (No Pressure Applied)

Water Heater

HIGH-EFFICIENCY UNIT, SEALED COMPONENTS NOT INSPECTED

GARAGE UTILITY CLOSET

High-efficiency unit, sealed components not inspected: The water heater is a high-efficiency unit and includes components which are sealed and cannot be inspected.



Sealed High Efficiency Parts

Observations

12.4.1 Water Distribution Pipes

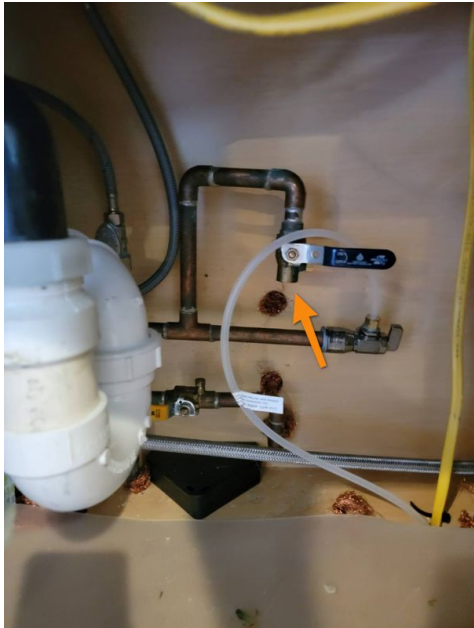
WATER LINE NOT PROPERLY CAPPED

UNDER KITCHEN SINK

The water supply pipe is not capped off properly. It has a ball valve being used as a shut-off. Moving cleaning products in and out can accidentally bump the valve causing it to open. This could cause water damage.

Recommendation

RECOMMENDATION: Hire a plumber to properly install a cap after the valve.



Copper Water Line needs Capping



Location Perspective (Under Kitchen Sink)

12.6.1 Toilets

TOILET LOOSE

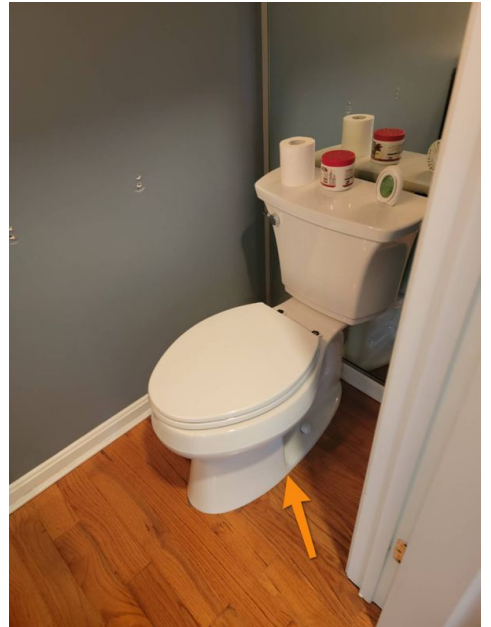
HALF BATH FIRST FLOOR

The toilet base is loose at the floor. This can permit leaks and causes water damage to surrounding areas.

RECOMMENDATION: Re-secure the toilet to the flooring after replacing the wax ring and inspecting for damage. Hire a licensed plumber as needed.



Recommendation



Loose at Base (Replace wax ring and Resecure)

12.8.1 Sinks

STOPPER NOT ADJUSTED PROPERLY

UPSTAIRS HALLWAY BATHROOM

The sink stopper is not adjusted properly. The basin will not hold water without draining.

RECOMMEND: Adjust or repair the stopper as needed.



Recommendation



Stopper needs adjustment

12.8.2 Sinks

SLOW TO DRAIN

LAUNDRY ROOM TUB/SINK

The sink is slow to drain. This prevents proper function.

RECOMMENDATION: As part of a home inspection, the exact condition of the interior of the plumbing pipes could not be determined. Hire a licensed plumber to evaluate the system and make repairs.



Slow to Drain

13: ENVIRONMENTAL

		I	NI	NP	O
13.1	Environmental General Photos				
13.2	Radon Gas Mitigation System			X	
13.3	Radon Test	X			
13.4	Bees/Wasps				X
13.5	Nesting		X		
13.6	Rodents		X		
13.7	WDI/WDO	X			
13.8	Mold/Fungus		X		
13.9	Lead Based Paint		X		
13.10	PACM (Asbestos)		X		
13.11	Corrosive Drywall		X		

I = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Radon Gas Mitigation System: : **WDI/WDO: See Wood Destroying**
Not Present **Report**

Radon Test: Radon Test Conducted

Base Floor(Lowest Living Area) 8:21 pm(Friday 9th)setup

A radon test was conducted. Please review the radon results (separate report). This measurement was performed in accordance with the procedures recommended by the EPA and state regulations, where appropriate. For additional guidance on further testing or remedial action, home owners should consult the EPA publication A Citizens Guide to Radon: EPA 402/K-12/002, May 2012, home buyers should consult the EPA publication Home Buyer's and Seller's Guide to Radon: EPA 402/K-09/002, January 2009, and anyone requiring more information about radon reduction methods should consult the EPA publication Consumer's Guide to Radon Reduction: EPA 402/K-10/005, September 2010.

Citizens Guide

https://www.epa.gov/sites/production/files/2016-12/documents/2016_a_citizens_guide_to_radon.pdf

Buyer's and Seller's Guide

<https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>

Consumers Guide

https://www.epa.gov/sites/production/files/2016-12/documents/2016_consumers_guide_to_radon_reduction.pdf



Radon Test in Progress (Friday 9th
8:21 pm)

Mold/Fungus: General Indoor Air Quality Statement (Shows in All Reports)

INFORMATION: Air quality testing is beyond the scope of a general home inspection. According to the EPA, the indoor environment is two to five times more toxic than our outdoor environment, and in some cases, the air indoors is 10 times more polluted than air outdoors. Many of the materials used in construction contain alarmingly high levels of toxic formaldehyde and harmful volatile organic compounds (VOCs). Studies have also shown that smoke, fungal spores, and chemicals used in man-made products such as paints, varnishes, and cleaners are harmful to human health. Consider hiring a an environmental services contractor to perform an indoor air quality test.

Observations

13.4.1 Bees/Wasps

 Recommendation

EVIDENCE OF PREVIOUS BEES OR WASPS

ATTIC

Evidence of past bee or wasp hive or nests were observed in the attic. They were getting in where the furnace PVC Flue pipe has been disconnected.

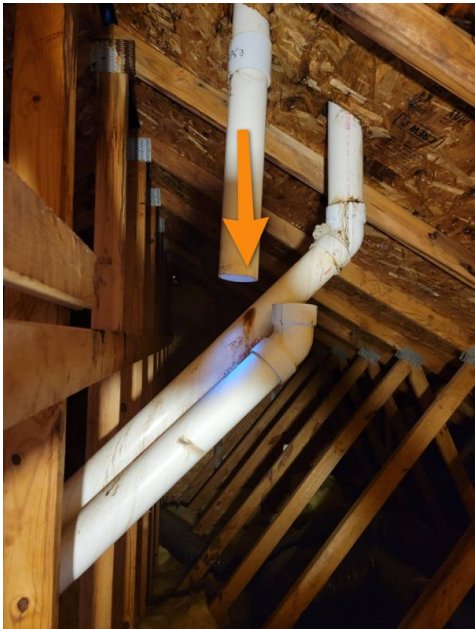
RECOMMENDATION: This is past evidence and no action is required. No live insects seen.



Bees or wasp evidence of past activity



Attic Flue Pipe



Entered from Here most likely

14: FUEL SERVICES

		I	NI	NP	O
14.1	Fuel Tanks	X			
14.2	Fuel Distribution Systems (Pipes, Vents, Supports, Valves, Leaks)	X			
14.3	Main Fuel Shut-Off Valve	X			

I = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Fuel Services General Photos

Fuel Distribution Systems (Pipes, Vents, Supports, Valves, Leaks): :
TYPE: Copper

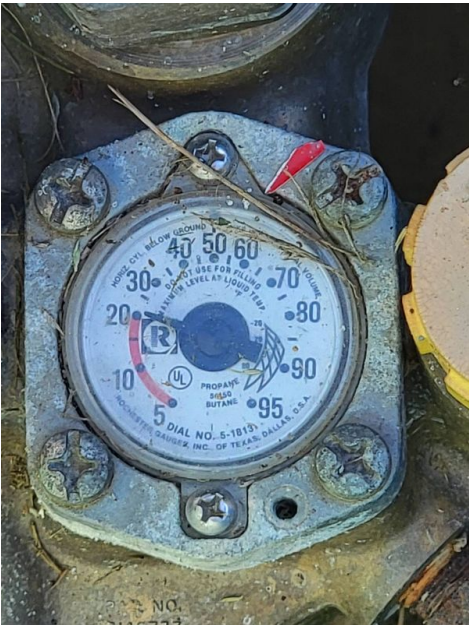
During a general home inspection, the home inspector observes fuel storage and distribution systems including: the fuel service meter or visible fuel storage equipment, the location of the main fuel shut-off valve, supply piping, venting, and supports; any observable leaks.

Fuel Tanks: :

TYPE: Underground Gas, SHUT-OFF VALVE LOCATION: Outside



Underground Propane Tank and Main Shut-off Valve



Gauge 20% Full



Location Perspective (Left Side)

Main Fuel Shut-Off Valve: :

Gas Shut-off Valves at Each Appliance

LOCATION: At the tank., LOCATION: At Each Appliance



Water Heater Gas Shut-off Valve
Utility Closet Garage



Furnace Gas Shut-off Valve Utility
Closet Garage



Fireplace Gas Shut-off Valve

Fuel services in the home were inspected and reported on using the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interests in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repairs issues as it relates to comments in this inspection report.

Limitations

Fuel Tanks

THE TANK IS UNDERGROUND, THEREFORE THE INSPECTION IS LIMITED.

LIMITATIONS: The tank is underground, therefore the inspection is limited.

15: APPLIANCES

		I	NI	NP	O
15.1	Refrigerator/Freezer	X			
15.2	Refrigerator/Freezer 2	X			
15.3	Dishwasher				X
15.4	Range/Oven	X			
15.5	Microwave	X			
15.6	Garbage Disposal				X
15.7	Ventilation System(Kitchen Vent/Dryer)	X			
15.8	Washer				X
15.9	Dryer	X			
15.10	Conclusion / Walkthrough	X			

I = Inspected NI = Not Inspected NP = Not Present O = Observation

Information

Dishwasher: :

TYPE: Built-In

Range/Oven: Range

TYPE: Drop-In, FUEL TYPE:
Propane, Acceptable



All Top Burners Functional

Microwave: :

Acceptable, TYPE: Countertop



Microwave Functional

During a general home inspection, the home inspector observes and operates the basic functions of the following kitchen appliances: permanently installed dishwasher through its normal cycle; range, cook top, and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; refrigerator and permanently installed microwave oven. The home inspector is not required to observe: clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation; non built-in appliances; or refrigeration units. The home inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable.

Appliances General Photos



Refrigerator/Freezer Functional
(Garage)



Freezer Section Below Freezing



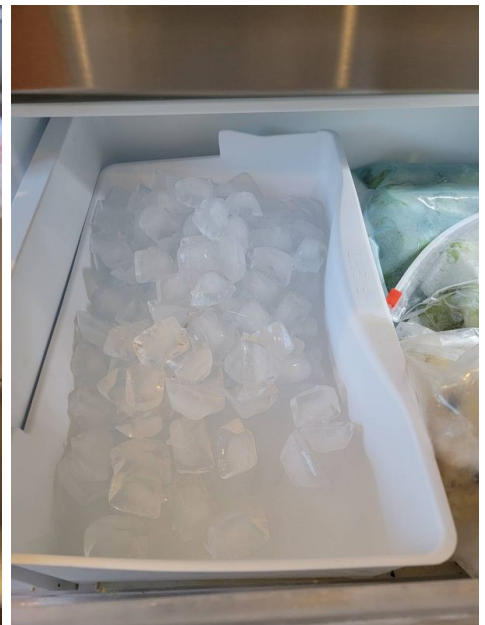
Garbage Disposal on Septic(Not
Recommended)



Refrigerator in Kitchen Acceptable



Freezer Section Below Freezing



Ice in Bin



Dishwasher (See Comments)

Range/Oven: Oven

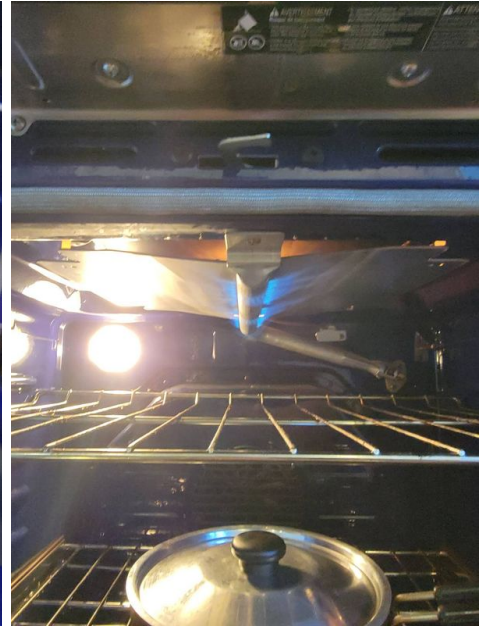
FUEL TYPE: Propane



Oven Section



Convection Bake Functional



Broiler Functional

Range/Oven: The inspector does not verify the accuracy of oven/range

LIMITATIONS: The inspector does not verify the accuracy of oven/range temperature controls.

Garbage Disposal: The garbage disposal includes a reset button

INFORMATION: The garbage disposal includes a reset button. Check the reset if the garbage disposal is inoperative.

Ventilation System(Kitchen Vent/Dryer): :

Kitchen

TYPE: Overhead External Discharge.

Ventilation Overhead External
Discharge

Rear of House

Dryer: :

Laundry Room

FUEL TYPE: Electric, Acceptable



Dryer Functional



Dryer Heating

Dryer: The laundry area includes a 4-wire receptacle

Laundry Room

INFORMATION: The laundry area includes a 4-wire, grounding, flush-mounted, 240V receptacle.



Newer 4 Prong Receptacle for Dryer

Conclusion / Walkthrough: Conclusion / Walkthrough**CONCLUSION:**

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door due to obstructions, or identified every minor defect. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current. Thank you for taking the time to read this report, and Please call us if you have any questions. We are always attempting to improve the quality of our service and our reports.

PRE-CLOSING WALK THROUGH:

The pre-closing walk through is the final time for you the buyer to inspect the property. Conditions can change between the time of the Home Inspection and the time of closing. Restrictions that existed during the Home

Inspection may not exist during the final walk through. Defects that were not noted in the Home Inspection Report may become evident during the pre-closing walk through. The buyer should take time and look closely at the home.

Any defect discovered during the pre-closing walk through should be addressed with the seller prior to closing. Purchasing a home with known defect relieves *Dynamic Home Inspections Inc.* of all responsibility. The buyer should be aware that they assume responsibility for all known defects after settlement.

Conditions can change between the time of the inspection and the time of closing, the following are some of the items recommended for the pre-closing walk through inspection.

1. **Check the heating and cooling system.** Turn the thermostat to cooling and turn the temperature setting down in the summer season. Confirm that the cooling system is running and blowing out cool air after **15** minutes. Turn the thermostat to off and wait **20** minutes. Turn the thermostat to Heat mode and turn the temperature setting up. Confirm the outdoor condenser/heat pump is spinning and the system is making cool air. The cooling system should not be checked if the temperature is or was below **65** degrees in the previous **24** hours or if the temperature was below freezing the night before the walk-through. You should not operate a heat pump in the heating mode when it is above **75** degrees outside.
2. **Operate all appliances.**
3. **Run water at all fixtures and flush toilets. Look for plumbing leaks.**
4. **Operate all exterior doors, windows, and locks.**
5. **Test smoke and carbon monoxide detectors.**
6. **Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.**
7. **Inspect areas that may have been restricted at the time of the inspection.**
8. **Ask seller questions about anything that was not covered during the home inspection.**
9. **Ask seller about prior infestation treatment and warranties that may be transferable.**
10. **Read the seller's disclosure.**

The built-in appliances of the home were inspected and reported upon with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Observations

15.3.1 Dishwasher

DISHWASHER IS LOOSE

KITCHEN



The dishwasher is not properly secured to the sides. Not able to anchor to the countertop since it's screws can't penetrate. Dishwasher moves excessively. This can cause a water leak.

RECOMMENDATION: Hire an appliance technician to properly secure the dishwasher to the sides so that it does not move and check the water line connection to make sure it's free of leaks after securing properly.



Dishwasher is Loose(Not anchored)
Functional



Anchoring screws go in the predrilled
holes here

15.6.1 Garbage Disposal

NOISY

UNDER KITCHEN SINK

The garbage disposal is excessively noisy. This typically indicates a failing and unreliable appliance.

RECOMMENDATION: Clean, repair or replace the disposal.



Disposal Noisy

15.6.2 Garbage Disposal

GARBAGE DISPOSAL ON SEPTIC

UNDER KITCHEN SINK

There is a Garbage Disposal installed in a house with a Septic System. This is highly discouraged as the septic system is not designed to handle anything other than human waste and regular toilet paper, the food particles do not break down fully causing the septic system or drainage field to fail prematurely.

RECOMMEND: Hire a plumber to remove the garbage disposal and use a manual strainer in it's place.



Recommendation

15.8.1 Washer

MISSING DRIP PAN

UPSTAIRS HALLWAY LAUNDRY ROOM

The washing machine does not have a drip pan. Washers above finished areas should be installed on a draining catch pan to prevent water damage if the appliance leaks.

RECOMMENDATION: Install a draining drip pan.



Recommendation



Missing Water Catch Pan