

Echota Home Inspections, Inc
P.O Box 17771
Atlanta, Georgia 30316



1953 Willa Way
Decatur, Georgia 30032

Table of Contents

Definitions	2
General Information	2
Lots and Grounds	3
Exterior	4
Outbuilding	5
Roof	6
Structure	7
Attic	8
Crawl Space	9
Air Conditioning	10
Heating System	11
Electrical	12
Plumbing	13
Bathroom	14
Kitchen	15
Bedroom	16
Living Space	16
Laundry Room/Area	17
Summary	18

Echota Home Inspections, Inc

07:52 December 25, 2019

Kalynn Littleton
1953 Willa Way
Page 2 of 27

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1953 Willa Way
City Decatur State Georgia Zip 30032
Contact Name Angie Leberte
Phone Angie 256-690-1101
Fax Angie@justinlandisgroup.com

Client Information

Client Name Kalynn Littleton
Phone 229-347-0179
E-Mail Kalynnlittleton@outlook.com

Inspection Company

Inspector Name Mark Cordle
Company Name Echota Home Inspections, Inc
Address P.O Box 17771
City Atlanta State Georgia Zip 30316
Phone Echota Home Inspections
Fax 404-257-2258
E-Mail echotaone@yahoo.com
File Number Littleton 121319 Willa

Conditions

Others Present None Property Occupied Vacant
Estimated Age 67 Years Entrance Faces East
Inspection Date 12/23/2019
Start Time 1000hrs End Time 1330hrs
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 54F
Weather Light rain, Cloudy Soil Conditions Wet
Space Below Grade Crawl Space
Building Type Single family Garage None

General Information (Continued)

Sewage Disposal Municipal How Verified Multiple Listing Service
Water Source Municipal How Verified Multiple Listing Service, Visual Inspection
Additions/Modifications None

Lots and Grounds

Subsurface drains are not tested., See GAHI inspection protocol for the inspection limitations., Items listed as defective should be fully evaluated, other issues may be present.

All items noted with settlement cracks should be monitored for movement, which could require stabilization.

A NPNI M D

- Driveway: Concrete - Various settlement cracks present., Evidence of poor drainage, rear., Various small locations of ponding.
- Walks: Concrete - Various settlement cracks were present., Poor slope for drainage, rear elev.



- Steps/Stoops: Concrete - Uneven step riser height variation, slight trip hazard., Openings in front elevation guard rails >4", the current maximum spacing standard.



- Porch: Concrete - Front & rear porches were installed above the foundation height. {typical} Moisture intrusion/termite concern., Openings in guard rails >4", the current maximum spacing standard.

FYI:

The areas adjacent to the porches were not accessible in the crawl space at the time of the inspection.

- Grading: Ascending slope; Descending slope - Improper soil slope towards foundation., Water in the crawl space.
- Swale:
- Vegetation: Turf, trees & shrubs.
- Exterior Surface Drain:
- Fences: Chain link, Wood - Gate was locked., Fence not fully visible or inspected.
- Lawn Sprinklers:

Exterior

See GAHI inspection protocol for the inspection limitations.

Items listed as defective should be fully evaluated by qualified contractors, other issues may be present.

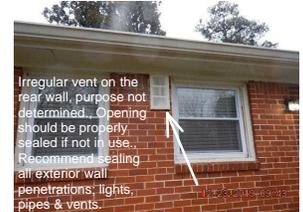
A NPNI M D

1st Floor Exterior Surface

1. Type: Brick veneer - Typical for the age, weep holes not provided in the brick veneer. Modification not recommended per The Brick Institute.

FYI:

Irregular vent on the rear wall, purpose not determined., Opening should be properly sealed if not in use., Recommend sealing all exterior wall penetrations; lights, pipes & vents.



2. Trim: Wood
3. Fascia: Wood - Not fully visible.
4. Soffits: Wood
5. Door Bell:
6. Entry Doors: Metal - Base weather strip wedges not installed, gaps present., Storm doors recommended.

See:

<https://www.homedepot.com/p/Frost-King-E-O-1-1-2-in-x-1-3-4-in-Door-Corner-Guards-for-Inswing-Entry-Doors-4-Pack-CG4/202262369>

<https://www.homedepot.com/b/Doors-Windows-Exterior-Doors-Storm-Doors/N-5yc1vZbtXk>

7. Windows: Vinyl dual pane. Blinds with cords, small child hazard.
8. Window Screens: Vinyl mesh - Rear left screen not secured.
9. Exterior Lighting: Surface mount - Flood lights with sensors not tested during daylight., Recommend seller have all lights functional prior to closing.
10. Exterior Electric Outlets:
11. Hose Bibs: Gate - Auxiliary shut off valve (s) not located., Anti back flow valves recommended., Freeze protection recommended.

See:

<https://www.homedepot.com/p/Everbilt-3-4-in-Hose-Bib-Vacuum-Breaker-VACBFPZ4EB/20581572>

<https://www.homedepot.com/p/PF-WaterWorks-NoFREEZE-Outdoor-Freeze-Protection-Insulated-Cover-Sock-3M-Thinsulate-Insulation-2-Pack-Wall-Ground-Sprinkler-PF0695/311933486>

12. Gas Meter: Exterior-Front elevation

Exterior (Continued)

13. Main Gas Valve: Located at gas meter



Outbuilding

Outbuildings are typically not evaluated unless requested., Additional charges may be applied.

A NPNI M D

Rear elevation Outbuilding

1. Exterior Surface: OSB panels - Moisture damaged, non-exposed rated material., A qualified contractor is recommended to evaluate and estimate repairs
2. Roof: 3 tab, Fiberglas shingle - Irregular installation.



3. Roof Structure:
4. Ceiling:
5. Walls:
6. Floor:
7. Foundation: Wood - On grade., Minimal visibility, Minimal foundation support with no visible tie downs.
8. Doors:
9. Windows:
10. Electrical:
11. Plumbing:
12. HVAC Source:
13. Gutters:
14. Downspouts:
15. Leader/Extension:

Roof

See GAHI inspection protocol for limitations.

A NPNI M D

Main Roof Surface

1. Method of Inspection: With binoculars, Ladder at eaves
2. Unable to Inspect: 20% - Rain., Wet shingles.
3. Material: Fiberglass shingle, Manufacturer not identified., Tri-laminate - Various raised shingles, suspected lifted fasteners should be secured.
4. Type: Hip
5. Approximate Age: <5 years, estimated
6. Flashing: Aluminum - Drip edge flashing not visible at the roof perimeter. Required if re-roof preformed since 2013.
7. Valleys:
8. Skylights:
9. Plumbing Vents: Cast Iron - Minimal visibility.
10. Electrical Mast: Mast without tie back at roof - Irregular split flashing, caulked at seam., Recommend periodic evaluation for caulk separation.



11. Gutters: Aluminum - Need cleaning, Leaf guards recommended

See:

www.gutterbrush.com and get 10% off using cordle10

12. Downspouts: Aluminum
13. Leader/Extension: Not installed, Splash block - Recommend extending all of the gutter downspouts to move water away from foundation

See:

https://www.homedepot.com/p/StealthFlow-43-in-Low-Profile-Downspout-Extension-Kit-4601/30522071?cm_mmc=Shopping%7CB%7CBase%7CD22%7C22-10_ROOFING%7CGeneric%7CPLA7c71700000033893437%7c58700003921205691%7c92700044898389400&msclid=6951a2834ec18deee0bffc5a1ef3847&gclid=CNHGyY206eMCFdqVxQIdLDsHWw&gclidsrc=ds

Structure

Load paths can typically not be confirmed after construction.
See GAHI inspection protocol for limitations.

A NPNI M D

- Structure Type: Wood frame - Framing partially concealed with surface finishes.
- Foundation: Block - No readily visible exterior issues.

FYI:

Minimal access in the crawl space due to excessive moisture and debris., Full crawl space foundation and framing evaluation by a qualified contractor recommended .

- Differential Movement: No movement or displacement noted
- Beams: Bonded wood - Minimal access in the crawl space due to excessive moisture and debris., Full crawl space foundation and framing evaluation by a qualified contractor recommended .
- Bearing Walls: Wood frame - Framing concealed. Load paths not verified after construction. No readily visible adverse conditions were present.
- Joists/Trusses: 2x10 - Minimal access in the crawl space due to excessive moisture and debris., Partial radiant barrier (deteriorated) on the floor framing., Full crawl space foundation and framing evaluation by a qualified contractor recommended., Non-level floors at various locations, no readily visible evidence of movement.
- Piers/Posts: Block piers. Single member block piers, typical for the age.

FYI:

Minimal access in the crawl space due to excessive moisture and debris., Full crawl space foundation, pier and framing evaluation by a qualified contractor recommended .

- Subfloor: Dimensional wood - Recommend sealing all floor penetrations. (expanding foam)

FYI:

Minimal access in the crawl space due to excessive moisture and debris., Full crawl space foundation, sub floor and framing evaluation by a qualified contractor recommended .

Attic

See GAHI inspection protocol for limitations.

A NPNI M D

Main Attic

1. Method of Inspection: From the attic access
2. Unable to Inspect: 10% - Limited visibility., Restricted access
3. Roof Framing: 2x6 Rafter - Access stair metal plate fasteners not installed; head and sides., Recommend pre-drilling the holes to prevent frame split.

FYI:

Slight hip & rafter deflection., Typical for the age, minimal rafter purlin brace, collar ties only.



4. Sheathing: Dimensional wood - Minor decking damage.
5. Ventilation: Ridge and soffit vents - Evidence of previous excessive humidity; suspected limited fungal growth and excessive sap.



6. Insulation: Cellulose, Batts - Inverted fiberglass insulation., Exposed kraft insulation vapor barrier, fire accelerant
7. Insulation Depth: 6"-8" Average - Access stair cover not insulated., Voids in insulation coverage.

See:

<https://www.homedepot.com/p/Owens-Corning-FOAMULAR-150-1-in-x-4-ft-x-8-ft-R-5-Scored-Square-Edge-Rigid-Foam-Board-Insulation-Sheathing-20WE/207179253>

8. Attic Fan:
9. House Fan:
10. Wiring/Lighting: 110 VAC lighting circuit - Exposed wire splices, Conductors not properly secured to the framing., Conductor in contact with the flue pipe., Further evaluation by a licensed electrician recommended.



Attic (Continued)

11. Moisture Penetration: Dry moisture stains present - No readily visible moisture intrusion issues were present.
12. Bathroom Fan Venting: Electric fan - Bath vent termination location not verified.

Crawl Space

Per our inspection protocol, we do not specifically look for evidence of pest, termite or fungal growth issues. A full evaluation by a licensed pest control contractor is recommend for all homes. See GAHI inspection protocol for limitations.

A NPNI M D

Main Crawl Space

1. Method of Inspection: In the crawl space
2. Unable to Inspect: 80% - Debris., Water., Mud., Deteriorated radiant barrier on floor joist.
3. Access: Plywood - Minimal plywood door.



4. Moisture Penetration: Water present - A qualified contractor is recommended to evaluate and estimate repairs



5. Moisture Location: Main area
6. Moisture Barrier:
7. Ventilation: Vents - Evidence of excessive suspected fungal growth on framing. Recommend further evaluation by a qualified mold abatement contractor., Damaged screens/covers, suspected rodent intrusion.

FYI:

Vents at grade level, left elevation.



8. Insulation: Not installed - Non-faced fiberglass insulation recommended after mold abatement.

Crawl Space (Continued)

9. Vapor Barrier: Main area - No moisture or vapor barrier present, 12 mil vapor barrier with sealed edges recommended after moisture & mold abatement.
10. Sump Pump: Not installed
11. Electrical: 110 VAC - Minimal crawl space access., Recommend full electrical system evaluation by a licensed electrician.
12. HVAC Source:

Air Conditioning

Home warranty recommended.

A NPNI M D

Exterior, rear elevation AC System

1. A/C System Operation: Appears serviceable, Anticipated useful life span is 15 years - Ambient temperature below 65F, AC compressor(s) were not tested.
- FYI:
Load calculations exceed the scope of the inspection., Home warranty recommended. 2/10 preferred., Biannual maintenance recommended by a licensed HVAC contractor., No evidence that the unit has been serviced by a licensed HVAC contractor.
2. Condensate Removal: Minimal crawl space access, not inspected.
3. Exterior Unit: Pad mounted - Compressor support pad not elevated 3" above grade.
4. Manufacturer: Goodman
5. Model Number: GSH130181CB Serial Number: 1301648955
6. Area Served: 1st floor Approximate Age: 6 Years
7. Fuel Type: 220-240 VAC Temperature Differential: Too cool to test.
8. Type: Split System, Heat pump compressor Capacity: 1.5 Ton
9. Visible Coil: Aluminum - Coil concealed.
10. Refrigerant Lines: Low pressure and high pressure - Line set not fully visible, Lockable line set caps not provided.
11. Electrical Disconnect: Pull type - Detached conduit with exposed conductors., Slight conductor sheathing deterioration.



Ambient temperature below 65F, AC compressor(s) were not tested.



Detached conduit with exposed conductors., Slight conductor sheathing deterioration.

FYI:
Slightly restricted access

Heating System

Home warranty recommended.

A NPNI M D

Crawl Space Heating System

1. Heating System Operation: Worn, functional., Anticipated useful life span is 15 years - Connector missing at the 120V conductor cabinet penetration., Disconnect cover plate missing., Recommend further evaluation by a licensed HVAC or electrical contractor.



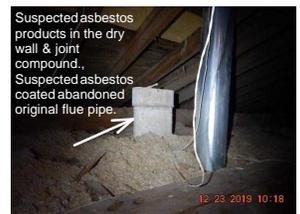
FYI:

Installed close to grade., Not fully inspected, limited crawl space access.

2. Manufacturer: Goodman
3. Model Number: GSH130181CB Serial Number: 1301848655
4. Type: 82% AFUE, Forced air Capacity: 70,000 BTU
5. Area Served: 1st floor Approximate Age: 6 Years
6. Fuel Type: Natural gas
7. Heat Exchanger:
8. Blower Fan/Filter: Direct drive with disposable filter - Blower was functional, filter not inspected.
9. Distribution: Ducts/registers - Suspected air leakage in the crawl space., Mastic sealant not provided on duct & cabinet unions., Minimal seal at duct unions., Insulation not continuous., Further evaluation by a licensed HVAC contractor recommended.
10. Draft Control: Automatic - Draft induction fan was functional.
11. Flue Pipe: Single wall - Single wall flue installed in a non-conditioned air space, condensation issue., Corrosion present., Negative rise, Insulation shield not provided in the attic., Insulation shield not installed in the attic., A licensed heating system contractor is recommended to evaluate.



12. Controls: Low voltage
13. Devices:
14. Humidifier:
15. Thermostats: Individual
16.
17. Suspected Asbestos: Yes - Suspected asbestos products in the dry wall & joint compound., Suspected asbestos coated abandoned original flue pipe.



Electrical

Home warranties are recommended. Remember, these warranties do not typically cover preexisting issues or current code requirements.

When further evaluation by a licensed or qualified contractor is recommended, the entire item should be evaluated as other defects maybe present.. Low voltage and communication systems/wiring not tested., See GAHI inspection protocol for limitations.

A NPNI M D

1. Service Size Amps: 100 Volts: 220-240 VAC
2. Service: Aluminum, Overhead - Typical for the age, an exterior main electrical service disconnect was not provided., Routed through/near a tree.

FYI:

Exposed cable at the meter base.

3. 120 VAC Branch Circuits: Copper - Main panel cover sealed to the wall, unable to remove for inspection.
4. 240 VAC Branch Circuits: Main panel cover sealed to the wall, unable to remove for inspection.
5. Aluminum Wiring: Main panel cover sealed to the wall, unable to remove for inspection.
6. Conductor Type: Main panel cover sealed to the wall, unable to remove for inspection.
7. Ground: Ground system not located.

FYI:

Dual ground rods recommended, 6' separation.,

Recommend bonding the metal water pipes to the electrical ground system, with bonding jumpers at required locations., Recommend full electrical system by a licensed electrician.

8. Smoke Detectors: Appeared to be battery powered - CO detectors required near each sleeping area., Smoke detectors now required inside and within 10' outside of bedrooms and at each floor level.

FYI:

10 year battery powered detectors are now available., Smoke detectors should be replaced every 7-10 years, batteries replacement per the manufacture recommendations., Low voltage/communication equipment was not tested., , A monitored security system is recommended.

Interior-Hallway Electric Panel

9. Manufacturer: GE - Cover sealed to the wall, unable to remove., Recommend further evaluation by a licensed electrician.

FYI:

Antiquated panel and electrical system, upgrades recommended for safety.



10. Maximum Capacity: 125 Amps
11. Main Breaker Size: Single disconnect not provided.
12. Breakers: Copper and Aluminum - 2 breakers were taped off., Index not labeled., Recommend further evaluation by a licensed electrician.
13. Fuses:
14. AFCI: Not present - Typical for the age, AFCI breakers not provided.

Electrical (Continued)

15. GFCI: Not present - Typical for the age, GFCI breakers not provided for the kitchen and laundry appliances.
16. Is the panel bonded? Yes No Cover not removed., Evaluation by a licensed electrician is recommended

Plumbing

Home warranty recommended.

A NPNI M D

1. Service Line: Not determined - 140 PSI, excessive pressure., Pressure regulator valve not installed or defective., Recommend further evaluation by a licensed plumbing contractor.

FYI:

Displaced water meter lid., Crawl space was not fully accessible to determine the type of pipe, possibly galvanized.



2. Main Water Shutoff: Crawl space was not fully accessible.
3. Water Lines: Thermal expansion device not located., Recommend further evaluation by a licensed plumbing contractor.

FYI:

Crawl space was not fully accessible to inspect all pipes., Pipes not insulated in crawl space. (recommended at perimeter walls)

4. Drain Pipes: Crawl space was not fully accessible.

FYI:

PVC clean out, cast iron visible in the crawl space., Suspect work has been performed on the main waste pipe to the sewer, a camera inspection is recommended.

5. Service Caps: Accessible - Clean out cap not located at the curb.
6. Vent Pipes: Cast iron - Vents and waste pipes not fully visible.
7. Gas Service Lines: Crawl space was not fully accessible.

Utility Closet Water Heater

8. Water Heater Operation: Functional/worn at time of inspection, Average anticipated useful life span is 10 years. Excessive water temperature, 131F, 120F recommended.

FYI:

Base cabinet rust., Drip pan not provided., Base cover missing.



Plumbing (Continued)

- 9. Manufacturer: Bradford-White
- 10. Model Number: MI30T6FBN Serial Number: KG18568849
- 11. Type: Natural gas Capacity: 30 Gal., Minimal size.
- 12. Approximate Age: 6 Years Area Served: 1st floor
- 13. Flue Pipe: Single wall - Flue collar not secured to the cabinet.



- 14. TPRV and Drain Tube: CPVC, Copper, Braided flex pipe - The pipe should terminate at the exterior within 6" of grade., Termination suspected to be in the crawl space.

FYI:
Crawl space was not fully accessible.

Bathroom

Bathtub over flow valves are not tested.

A NPNI M D

Main Bathroom

- 1. Closet:
- 2. Ceiling: Dry wall, painted. Various cosmetic issues.
- 3. Walls: Dry wall, painted. Various cosmetic issues.
- 4. Floor: Vinyl floor covering
- 5. Doors: Hollow Fiber
- 6. Windows: Vinyl dual pane.
- 7. Electrical: 110 VAC GFCI
- 8. Counter/Cabinet: Composite and wood
- 9. Sink/Basin: Molded single bowl
- 10. Faucets/Traps: Corrugated waste pipes not recommended due to potential debris accumulation.
- 11. Tub/Surround: Fiberglass tub and fiberglass surround - Drain stopper detached., Faucet not sealed at the wall penetration, silicon recommended.
- 12. Shower/Surround: Tub/shower combo
- 13. Toilets: Project Source
- 14. HVAC Source: HVAC register
- 15. Ventilation: Electric ventilation fan

Kitchen

Appliances are tested for activation only. Home warranty recommended.

A NPNI M D

1st Floor Kitchen

1. Cooking Appliances: Amana, Electric - Anti tilt bracket recommended., A safety device, prevents the oven from tilting when the door is open., A qualified contractor is recommended to evaluate and estimate repairs
2. Ventilator: General Electric - Re-circulation vented to the interior.
3. Disposal:
4. Dishwasher:
5. Air Gap Present? Yes No
6. Trash Compactor:
7. Refrigerator: General Electric - Ice/water functional., Water pipe connect was not visible, not inspected.
8. Microwave: Amana
9. Sink: Stainless Steel
10. Electrical: 110 VAC - GFCI protection recommended for all kitchen receptacles., Non-grounded 3-prong receptacles at various locations., A licensed electrician is recommended to evaluate and estimate repairs
11. Plumbing/Fixtures: Slightly negative trap arm slope., Corrugated pipe not recommended due to potential debris accumulation.
12. Counter Tops: Laminate - Back splash should be re-sealed at the wall union.
13. Cabinets: Wood and composite materials - Dry moisture stains in the cabinet beneath the sink.
14. Pantry:
15. Ceiling: Texture paint - Various cosmetic issues.
16. Walls: Dry wall, painted. Various cosmetic issues.
17. Floor: Vinyl floor covering - Non-level floor, no readily visible evidence of recent movement.
18. Doors:
19. Windows: Vinyl dual pane. 1 window latch was damaged.
20. HVAC Source: HVAC register

Bedroom

See GAHI inspection protocol for limitations.

A NPNI M D

All Bedroom

- Closet: Typical
- Ceiling: Texture paint - Rough patch, cosmetic issues.
- Walls: Dry wall, painted., Wood - Various cosmetic issues., Door knob damage (minor), rear bedroom.

FYI:

Lead based paint products are possible.

- Floor: Wood - Various cosmetic issues., Non-level floor, no readily visible evidence of recent movement.
- Doors: Hollow Fiber - Various stops missing., Rear bedroom door stop needs adjustment.
- Windows: Vinyl dual pane.
- Electrical: 110 VAC - Non-grounded 3-prong receptacles at various locations., Various loose receptacles., A licensed electrician is recommended to evaluate and estimate repairs.

FYI:

Ceiling fans have slight wobble, balancing kits recommended.

See:

<https://www.homedepot.com/p/Monte-Carlo-Black-Ceiling-Fan-Blade-Balancing-Kit-BBK/20531220>

- HVAC Source: HVAC register
- Smoke Detector: Not installed - Smoke detectors now required inside and within 10' outside of bedrooms and at each floor level., CO detectors required near each sleeping area.

Living Space

See GAHI inspection protocol for limitations., Vacuum and intercom systems not tested., Low voltage/communication/security systems not evaluated/tested.

A NPNI M D

All Living Space

- Closet: Typical
- Ceiling: Texture paint - Various cosmetic issues.
- Walls: Dry wall, painted. Various cosmetic issues.

FYI:

Lead based paint products are possible.

- Floor: Wood - Non-level floor, no readily visible evidence of recent movement., Cupping noted at wood flooring., Various cosmetic issues.

Living Space (Continued)

5. Doors: Hollow Fiber
6. Windows: Vinyl dual pane.
7. Electrical: 110 VAC - Non-grounded 3-prong receptacles at various locations., Living room ceiling fan flickered., Various loose receptacles., A licensed electrician is recommended to evaluate and estimate repairs
8. HVAC Source: HVAC register
9. Smoke Detector: Appeared to be battery powered

Laundry Room/Area

Appliances are not cycle tested., Wall drains not tested.

A NPNI M D

Kitchen Laundry Room/Area

1. Washer Hose Bib: Ball valves - Water hammer arresters not provided.

FYI:

<https://www.homedepot.com/p/Oatey-Quiet-Pipes-Washing-Machine-Water-Hammer-Arrester-3600/100069256>

2. Washer and Dryer Electrical: 110-240 VAC - Current not detected at the 240V receptacle, breaker possibly off., GFCI protection recommended for the washing machine 110V receptacle., A licensed electrician is recommended to evaluate and estimate repairs



3. Dryer Vent: Metal flex - Flexible duct connector incorrectly used as primary duct., Hard duct recommended with flexible connector and dampered termination cover., Hazardous.



4. Dryer Gas Line:
5. Washer Drain: Wall mounted drain - Not tested.
6. Floor Drain:

Marginal Summary

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

Lots and Grounds

1. Driveway: Concrete - Various settlement cracks present., Evidence of poor drainage, rear., Various small locations of ponding.
2. Walks: Concrete - Various settlement cracks were present., Poor slope for drainage, rear elev.



3. Steps/Stoops: Concrete - Uneven step riser height variation, slight trip hazard., Openings in front elevation guard rails >4", the current maximum spacing standard.



4. Porch: Concrete - Front & rear porches were installed above the foundation height. {typical} Moisture intrusion/termite concern., Openings in guard rails >4", the current maximum spacing standard.

FYI:

The areas adjacent to the porches were not accessible in the crawl space at the time of the inspection.

Exterior

5. 1st Floor Exterior Surface Type: Brick veneer - Typical for the age, weep holes not provided in the brick veneer. Modification not recommended per The Brick Institute.

FYI:

Irregular vent on the rear wall, purpose not determined., Opening should be properly sealed if not in use., Recommend sealing all exterior wall penetrations; lights, pipes & vents.



6. Entry Doors: Metal - Base weather strip wedges not installed, gaps present., Storm doors recommended.

See:

<https://www.homedepot.com/p/Frost-King-E-O-1-1-2-in-x-1-3-4-in-Door-Corner-Guards-for-Inswing-Entry-Door-4-Pack-CG4/202262369>

<https://www.homedepot.com/b/Doors-Windows-Exterior-Doors-Storm-Doors/N-5yc1vZbtXk>

7. Windows: Vinyl dual pane. Blinds with cords, small child hazard.

Marginal Summary (Continued)

- Window Screens: Vinyl mesh - Rear left screen not secured.
- Hose Bibs: Gate - Auxiliary shut off valve (s) not located., Anti back flow valves recommended., Freeze protection recommended.

See:

<https://www.homedepot.com/p/Everbilt-3-4-in-Hose-Bib-Vacuum-Breaker-VACBFPZ4EB/205815672>

<https://www.homedepot.com/p/PF-WaterWorks-NoFREEZE-Outdoor-Freeze-Protection-Insulated-Cover-Sock-3-Thinsulate-Insulation-2-Pack-Wall-Ground-Sprinkler-PF0695/311933486>

Outbuilding

- Rear elevation Outbuilding Roof: 3 tab, Fiberglas shingle - Irregular installation.



- Rear elevation Outbuilding Foundation: Wood - On grade., Minimal visibility, Minimal foundation support with no visible tie downs.

Roof

- Main Roof Surface Unable to Inspect: 20% - Rain., Wet shingles.
- Main Roof Surface Material: Fiberglass shingle, Manufacturer not identified., Tri-laminate - Various raised shingles, suspected lifted fasteners should be secured.
- Flashing: Aluminum - Drip edge flashing not visible at the roof perimeter. Required if re-roof preformed since 2013.
- Electrical Mast: Mast without tie back at roof - Irregular split flashing, caulked at seam., Recommend periodic evaluation for caulk separation.



- Gutters: Aluminum - Need cleaning, Leaf guards recommended

See:

www.gutterbrush.com and get 10% off using cordle10

- Leader/Extension: Not installed, Splash block - Recommend extending all of the gutter downspouts to move water away from foundation

See:

https://www.homedepot.com/p/StealthFlow-43-in-Low-Profile-Downspout-Extension-Kit-4601/303522071?cm_mc=Shopping%7CB%7CBase%7CD22%7C22-10_ROOFING%7CGeneric%7CPLA%7c71700000033893437%7c5700003921205691%7c92700044898389400&mclid=6951a28348ec18deee0bffc5a1ef3847&gclid=CNHGyY206MCFdqVxQIdLDsHWw&gclid=ds

Marginal Summary (Continued)

Structure

18. Foundation: Block - No readily visible exterior issues.

FYI:

Minimal access in the crawl space due to excessive moisture and debris., Full crawl space foundation and framing evaluation by a qualified contractor recommended .

19. Beams: Bonded wood - Minimal access in the crawl space due to excessive moisture and debris., Full crawl space foundation and framing evaluation by a qualified contractor recommended .
20. Joists/Trusses: 2x10 - Minimal access in the crawl space due to excessive moisture and debris., Partial radiant barrier (deteriorated) on the floor framing., Full crawl space foundation and framing evaluation by a qualified contractor recommended., Non-level floors at various locations, no readily visible evidence of movement.
21. Piers/Posts: Block piers. Single member block piers, typical for the age.

FYI:

Minimal access in the crawl space due to excessive moisture and debris., Full crawl space foundation, pier and framing evaluation by a qualified contractor recommended .

22. Subfloor: Dimensional wood - Recommend sealing all floor penetrations. (expanding foam)

FYI:

Minimal access in the crawl space due to excessive moisture and debris., Full crawl space foundation, sub floor and framing evaluation by a qualified contractor recommended .

Attic

23. Main Attic Unable to Inspect: 10% - Limited visibility., Restricted access
24. Main Attic Ventilation: Ridge and soffit vents - Evidence of previous excessive humidity; suspected limited fungal growth and excessive sap.



25. Main Attic Insulation: Cellulose, Batts - Inverted fiberglass insulation., Exposed kraft insulation vapor barrier, fire accelerant
26. Main Attic Insulation Depth: 6"-8" Average - Access stair cover not insulated., Voids in insulation coverage.

See:

<https://www.homedepot.com/p/Owens-Corning-FOAMULAR-150-1-in-x-4-ft-x-8-ft-R-5-Scored-Square-Edge-Rigi-Foam-Board-Insulation-Sheathing-20WE/207179253>

27. Main Attic Moisture Penetration: Dry moisture stains present - No readily visible moisture intrusion issues were present.
28. Main Attic Bathroom Fan Venting: Electric fan - Bath vent termination location not verified.

Marginal Summary (Continued)

Crawl Space

29. Main Crawl Space Access: Plywood - Minimal plywood door.



Air Conditioning

30. Exterior, rear elevation AC System Exterior Unit: Pad mounted - Compressor support pad not elevated 3" above grade.

Plumbing

31. Service Caps: Accessible - Clean out cap not located at the curb.

Bathroom

32. Main Bathroom Ceiling: Dry wall, painted. Various cosmetic issues.
33. Main Bathroom Walls: Dry wall, painted. Various cosmetic issues.
34. Main Bathroom Faucets/Traps: Corrugated waste pipes not recommended due to potential debris accumulation.
35. Main Bathroom Tub/Surround: Fiberglass tub and fiberglass surround - Drain stopper detached., Faucet not sealed at the wall penetration, silicon recommended.

Kitchen

36. 1st Floor Kitchen Plumbing/Fixtures: Slightly negative trap arm slope., Corrugated pipe not recommended due to potential debris accumulation.
37. 1st Floor Kitchen Counter Tops: Laminate - Back splash should be re-sealed at the wall union.
38. 1st Floor Kitchen Cabinets: Wood and composite materials - Dry moisture stains in the cabinet beneath the sink.
39. 1st Floor Kitchen Ceiling: Texture paint - Various cosmetic issues.
40. 1st Floor Kitchen Walls: Dry wall, painted. Various cosmetic issues.
41. 1st Floor Kitchen Floor: Vinyl floor covering - Non-level floor, no readily visible evidence of recent movement.
42. 1st Floor Kitchen Windows: Vinyl dual pane. 1 window latch was damaged.

Bedroom

43. All Bedroom Ceiling: Texture paint - Rough patch, cosmetic issues.
44. All Bedroom Walls: Dry wall, painted., Wood - Various cosmetic issues., Door knob damage (minor), rear bedroom.

FYI:

Lead based paint products are possible.

45. All Bedroom Floor: Wood - Various cosmetic issues., Non-level floor, no readily visible evidence of recent movement.

Marginal Summary (Continued)

46. All Bedroom Doors: Hollow Fiber - Various stops missing., Rear bedroom door stop needs adjustment.

Living Space

47. All Living Space Ceiling: Texture paint - Various cosmetic issues.

48. All Living Space Walls: Dry wall, painted. Various cosmetic issues.

FYI:

Lead based paint products are possible.

49. All Living Space Floor: Wood - Non-level floor, no readily visible evidence of recent movement., Cupping noted at wood flooring., Various cosmetic issues.

Laundry Room/Area

50. Kitchen Laundry Room/Area Washer Hose Bib: Ball valves - Water hammer arresters not provided.

FYI:

<https://www.homedepot.com/p/Oatey-Quiet-Pipes-Washing-Machine-Water-Hammer-Arrester-38600/10006925>

Defective Summary

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

Lots and Grounds

1. Grading: Ascending slope; Descending slope - Improper soil slope towards foundation., Water in the crawl space.

Outbuilding

2. Rear elevation Outbuilding Exterior Surface: OSB panels - Moisture damaged, non-exposed rated material., A qualified contractor is recommended to evaluate and estimate repairs



Attic

3. Main Attic Roof Framing: 2x6 Rafter - Access stair metal plate fasteners not installed; head and sides., Recommend pre-drilling the holes to prevent frame split.

FYI:

Slight hip & rafter deflection., Typical for the age, minimal rafter purlin brace, collar ties only.



4. Main Attic Wiring/Lighting: 110 VAC lighting circuit - Exposed wire splices, Conductors not properly secured to the framing., Conductor in contact with the flue pipe., Further evaluation by a licensed electrician recommended.



Crawl Space

5. Main Crawl Space Unable to Inspect: 80% - Debris., Water., Mud., Deteriorated radiant barrier on floor joist.
6. Main Crawl Space Moisture Penetration: Water present - A qualified contractor is recommended to evaluate and estimate repairs

Crawl Space (Continued)

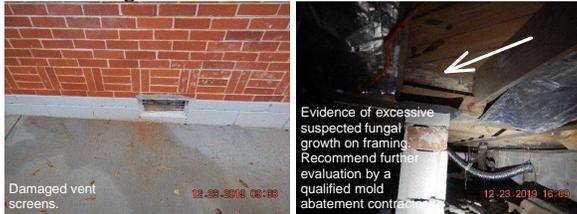
Moisture Penetration: (continued)



7. Main Crawl Space Ventilation: Vents - Evidence of excessive suspected fungal growth on framing. Recommend further evaluation by a qualified mold abatement contractor., Damaged screens/covers, suspected rodent intrusion.

FYI:

Vents at grade level, left elevation.



8. Main Crawl Space Vapor Barrier: Main area - No moisture or vapor barrier present, 12 mil vapor barrier with sealed edges recommended after moisture & mold abatement.

Air Conditioning

9. Exterior, rear elevation AC System Electrical Disconnect: Pull type - Detached conduit with exposed conductors., Slight conductor sheathing deterioration.

FYI:

Slightly restricted access



Heating System

10. Crawl Space Heating System Heating System Operation: Worn, functional., Anticipated useful life span is 15 years - Connector missing at the 120V conductor cabinet penetration., Disconnect cover plate missing., Recommend further evaluation by a licensed HVAC or electrical contractor.

FYI:

Installed close to grade., Not fully inspected, limited crawl space access.

11. Crawl Space Heating System Distribution: Ducts/registers - Suspected air leakage in the crawl space., Mastic sealant not provided on duct & cabinet unions., Minimal seal at duct unions., Insulation not continuous., Further evaluation by a licensed HVAC contractor recommended.
12. Crawl Space Heating System Flue Pipe: Single wall - Single wall flue installed in a non-conditioned air space, condensation issue., Corrosion present., Negative rise, Insulation shield not provided in the attic., Insulation shield not installed in the attic., A licensed heating system contractor is recommended to evaluate.



Heating System (Continued)

Flue Pipe: (continued)



Electrical

13. Smoke Detectors: Appeared to be battery powered - CO detectors required near each sleeping area., Smoke detectors now required inside and within 10' outside of bedrooms and at each floor level.

FYI:

10 year battery powered detectors are now available., Smoke detectors should be replaced every 7-10 years, batteries replacement per the manufacture recommendations., Low voltage/communication equipment was not tested., , A monitored security system is recommended.

14. Interior-Hallway Electric Panel Manufacturer: GE - Cover sealed to the wall, unable to remove., Recommend further evaluation by a licensed electrician.

FYI:

Antiquated panel and electrical system, upgrades recommended for safety.



15. Interior-Hallway Electric Panel Breakers: Copper and Aluminum - 2 breakers were taped off., Index not labeled., Recommend further evaluation by a licensed electrician.

Plumbing

16. Service Line: Not determined - 140 PSI, excessive pressure., Pressure regulator valve not installed or defective., Recommend further evaluation by a licensed plumbing contractor.

FYI:

Displaced water meter lid., Crawl space was not fully accessible to determine the type of pipe, possibly galvanized.



17. Water Lines: Thermal expansion device not located., Recommend further evaluation by a licensed plumbing contractor.

FYI:

Crawl space was not fully accessible to inspect all pipes., Pipes not insulated in crawl space. (recommended at perimeter walls)

18. Utility Closet Water Heater Water Heater Operation: Functional/worn at time of inspection, Average anticipated useful life span is 10 years. Excessive water temperature, 131F, 120F recommended.

FYI:

Base cabinet rust., Drip pan not provided., Base cover missing.

Plumbing (Continued)

Water Heater Operation: (continued)



19. Utility Closet Water Heater Flue Pipe: Single wall - Flue collar not secured to the cabinet.



20. Utility Closet Water Heater TPRV and Drain Tube: CPVC, Copper, Braided flex pipe - The pipe should terminate at the exterior within 6" of grade., Termination suspected to be in the crawl space.

FYI:

Crawl space was not fully accessible.

Kitchen

21. 1st Floor Kitchen Cooking Appliances: Amana, Electric - Anti tilt bracket recommended., A safety device, prevents the oven from tilting when the door is open., A qualified contractor is recommended to evaluate and estimate repairs

Bedroom

22. All Bedroom Electrical: 110 VAC - Non-grounded 3-prong receptacles at various locations., Various loose receptacles., A licensed electrician is recommended to evaluate and estimate repairs.

FYI:

Ceiling fans have slight wobble, balancing kits recommended.

See:

<https://www.homedepot.com/p/Monte-Carlo-Black-Ceiling-Fan-Blade-Balancing-Kit-BBK/205312270>

23. All Bedroom Smoke Detector: Not installed - Smoke detectors now required inside and within 10' outside of bedrooms and at each floor level., CO detectors required near each sleeping area.

Living Space

24. All Living Space Electrical: 110 VAC - Non-grounded 3-prong receptacles at various locations., Living room ceiling fan flickered., Various loose receptacles., A licensed electrician is recommended to evaluate and estimate repairs

Defective Summary (Continued)

Laundry Room/Area

25. Kitchen Laundry Room/Area Washer and Dryer Electrical: 110-240 VAC - Current not detected at the 240V receptacle, breaker possibly off., GFCI protection recommended for the washing machine 110V receptacle., A licensed electrician is recommended to evaluate and estimate repairs
26. Kitchen Laundry Room/Area Dryer Vent: Metal flex - Flexible duct connector incorrectly used as primary duct., Hard duct recommended with flexible connector and dampered termination cover., Hazardous.

