



(614) 433-9010

[www.tru-spec-inc.com](http://www.tru-spec-inc.com)

[anthony@tru-spec-inc.com](mailto:anthony@tru-spec-inc.com)

Inspected By: Anthony Staschiak



## Home Inspection Report

Prepared For:

**John Doe**

Property Address:

**1234 Anywhere Rd.**

**Citywide, STATE 43000**

Inspected on Tue, Jul 30 2013 at 10:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

This report is not to be construed as an expressed or implied warranty or guarantee of any kind.

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

#### LEAD PAINT

**NOTE:** Any paint applied before 1980 may contain lead. When construction or remodeling is anticipated these surfaces should be tested and any lead-based paint should be disposed of in accordance with local and federal guidelines for lead disposal. Painting over with lead-free paint is not sufficient.

## General

Property Type:	Single Family
Stories:	Two
Approximate Age:	39 Years
Age Based On:	Auditors site
Bedrooms/Baths:	4+2.5
Door Faces:	South
Furnished:	No
Occupied:	No
Weather:	Overcast
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level Condition: Repair or Replace
Vegetation:	Generally Maintained Condition: Further Evaluation Required
Retaining Walls:	Not Present
Driveway:	Gravel Condition: Further Evaluation Required
Walkways:	Concrete , Gravel Condition: Satisfactory
Steps/Stoops:	Concrete Condition: Repair or Replace
Patios/Decks:	Concrete Condition: Further Evaluation Required

(Site continued)



**Comment 1:**

Walk to front door.

The front walk in need of crack repairs.

Prior sections of concrete replaced at front walk.

The front concrete porch cracking and settling visible.



Figure 1-1



Figure 1-2



Figure 1-3

(Site continued)



**Comment 2:**

Driveway photos.

Driveway slopes down to home drainage at front of garage does not appear functional until water in gravel is above the drain cover.

Where does this drain off at?



Figure 2-1



Figure 2-2



Figure 2-3

(Site continued)



Comment 3:  
Rear yard walks and patio .  
Gravel with steel edging



Figure 3-1



Figure 3-2



Comment 4:  
Low soil perimeter of structure.  
Underground drainpipes appear added recommend asking current owner where  
this water drains off at.  
Drain off location not found at time of inspection.



Figure 4-1

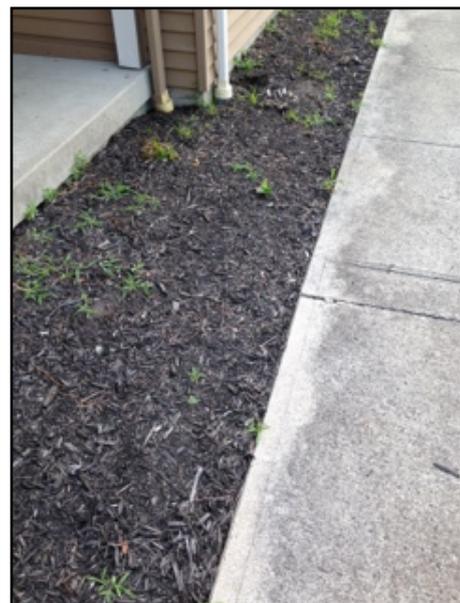


Figure 4-2

(Site continued)



Figure 4-3

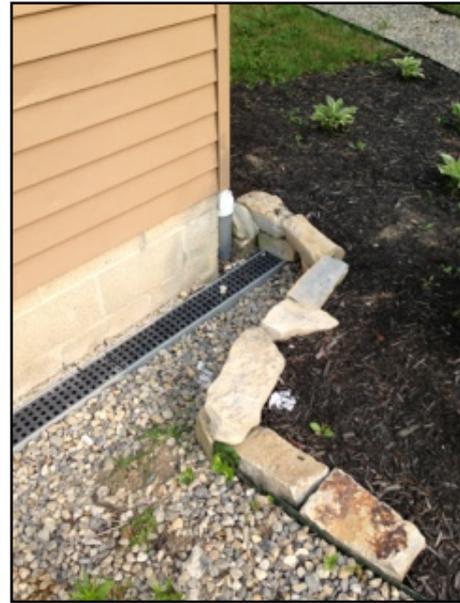


Figure 4-4



Figure 4-5

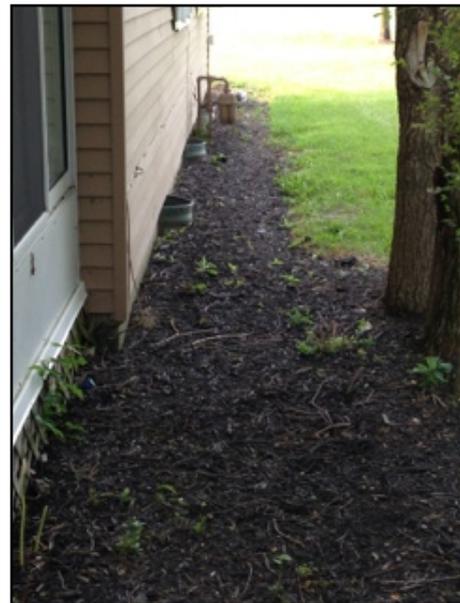


Figure 4-6

## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:

Aluminum Siding

Condition: Repair or Replace

Exterior Trim Material:

Aluminum

Condition: Further Evaluation Required

(Exterior continued)

Windows:	Vinyl
	Condition: Repair or Replace
Entry Doors:	Steel
	Condition: Repair or Replace
Balconies:	Not Present
Railings:	Not Present



Comment 5:  
Exterior photos.



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

(Exterior continued)



Figure 5-5



Figure 5-6



Figure 5-7



Figure 5-8

(Exterior continued)



Figure 5-9



Figure 5-10



Figure 5-11



Figure 5-12

(Exterior continued)



Figure 5-13



Figure 5-14



Figure 5-15



Figure 5-16

(Exterior continued)



**Comment 6:**

Rear of home appears to have had prior exterior structure removed caulking and denting of siding visible at perimeters.



Figure 6-1

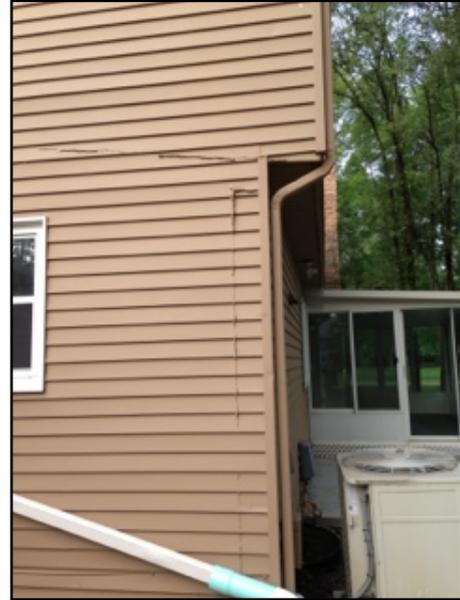


Figure 6-2



Figure 6-3

(Exterior continued)



**Comment 7:**

Siding is aluminum.

Multiple denting and damage over the years.

Sections of siding have been replaced with vinyl material face fastened to the wall structure.

Vinyl siding loose pieces rear wall of garage and east rear wall of the home, visible underside damaged wood structure.

Possible insect infestations such as ants or termites and visible water moisture rot.



Figure 7-1



Figure 7-2

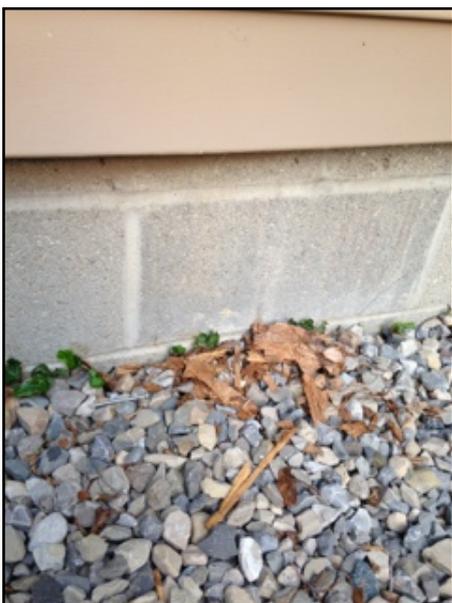


Figure 7-3



Figure 7-4

(Exterior continued)



Figure 7-5



Figure 7-6



**Comment 8:**

Front entrance door frame appears out of level and pushed forward causing siding below to not be plumb.



Figure 8-1

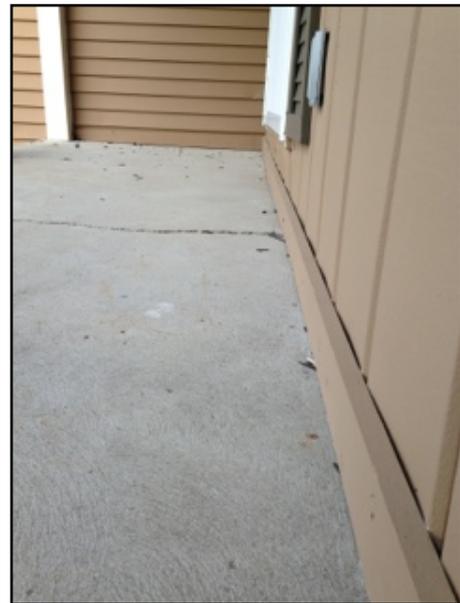


Figure 8-2

(Exterior continued)



Figure 8-3

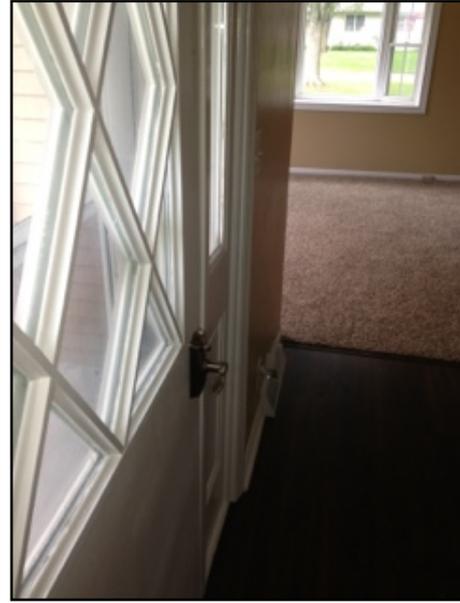


Figure 8-4



Figure 8-5

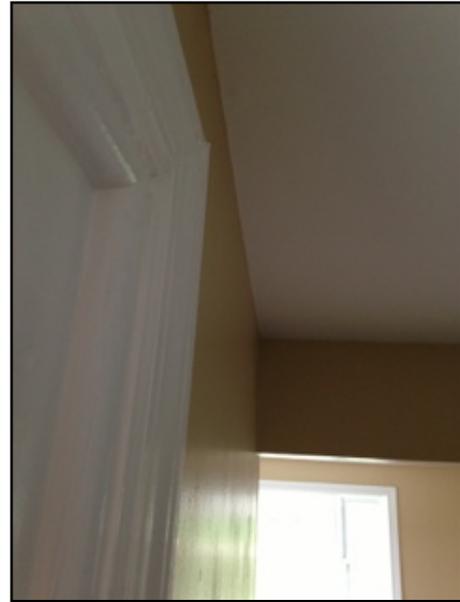


Figure 8-6

(Exterior continued)



**Comment 9:**

Rear door has hinges visible exterior.

Pull hinge pins and door falls out of opening. Door installed reverse.

Wood threshold below door installed has signs of prior moisture rot. Possible insect activity.

Door will not open and close correctly due to frame being installed incorrect



Figure 9-1



Figure 9-2

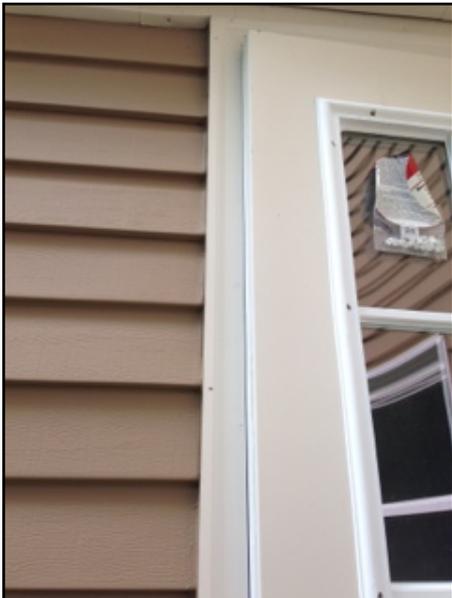


Figure 9-3

(Exterior continued)



**Comment 10:**

Vinyl window frames sagging and visible rotted wood interior portion of vinyl frames.



Figure 10-1



Figure 10-2



Figure 10-3



Figure 10-4

(Exterior continued)



Figure 10-5



Figure 10-6



Comment 11:

Metal shutters dented and damaged, appear original.



Figure 11-1



Figure 11-2

(Exterior continued)

---



**Comment 12:**

Front entrance storm door handle hardware opposite of hardware on entrance door.



Figure 12-1



**Comment 13:**

Siding compressed below west side bag window. Possible hidden damage.



Figure 13-1



Figure 13-2

(Exterior continued)



**Comment 14:**

Front concrete porch sloped toward structure. Possible hidden damage at front wall of home.



Figure 14-1

## Garage

Garage Type:	Attached
	Condition: Repair or Replace
Garage Size:	2 Car
Door Opener:	Chain Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam
	Condition: Satisfactory

(Garage continued)



**Comment 15:**

Garage interior. Ceiling drywall sagging and broken pieces.  
Exterior wall damage due to moisture rot and insect activity prior.  
Steps to interior dropped left side.  
Garage floor dropped approx 2"+.  
Multiple cracking at garage walls.



Figure 15-1



Figure 15-2



Figure 15-3



Figure 15-4

(Garage continued)



Figure 15-5



Figure 15-6



Figure 15-7

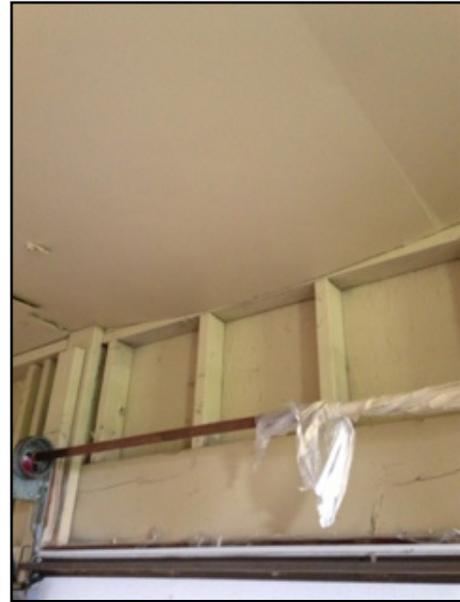


Figure 15-8

(Garage continued)



Figure 15-9



Figure 15-10



Figure 15-11

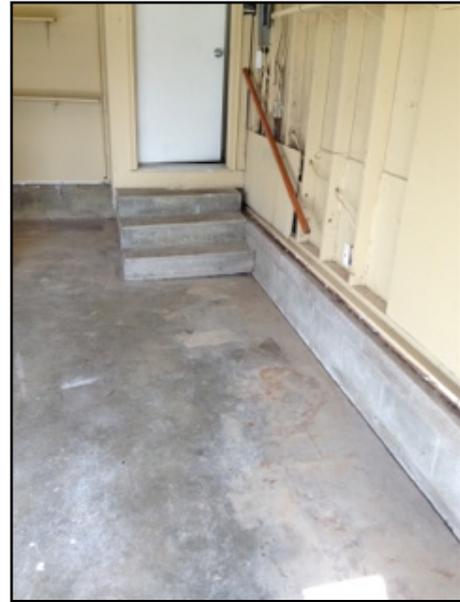


Figure 15-12

(Garage continued)



Figure 15-13



Comment 16:  
Garage door dented visible exterior.  
Door recently painted.



Figure 16-1

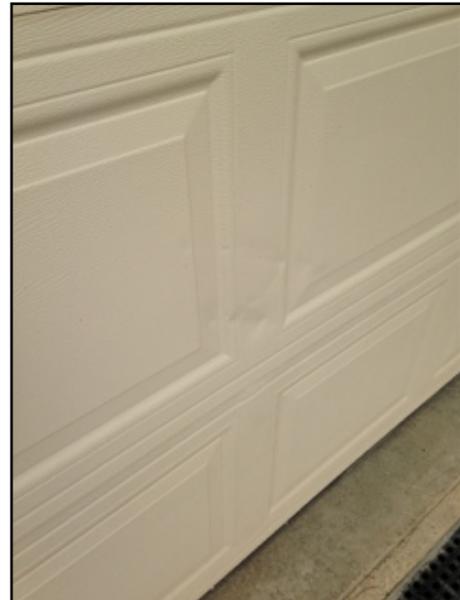


Figure 16-2

(Garage continued)



Figure 16-3

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Gable
Roof Covering:	3 Tab Shingle, Dimensional shingles Condition: Repair or Replace
Approximate Roof Age:	2+ Years Majority. 15+ Years Upper Rear
Ventilation Present:	Gable Ends, Hat vents Condition: Further Evaluation Required
Vent Stacks:	Metal, Plastic Condition: Satisfactory
Chimney :	Masonry Condition: Repair or Replace
Sky Lights:	Not Present
Flashings:	Metal Condition: Repair or Replace
Soffit and Fascia:	Aluminum Condition: No soffit overhang and no soffit venting visible.

(Roofing continued)

Gutters & Downspouts: Metal  
Condition: Repair or Replace

---



Comment 17:

Lower roof no soffit venting visible.

Lower roof nail pops at shingle ridge caps. Cable wire drilled through the roof sealed with silicone. Blistering of Shingles sign of low venting.

Front porch roof depression in roof sheathing possible prior water damage hidden.

Head flashing where shingles meet wall of home rubber perimeter roof material instead of metal

Lower front porch roof left side no visible step flashing or diverter flashing at wall.



Figure 17-1



Figure 17-2

(Roofing continued)



Figure 17-3



Figure 17-4



Figure 17-5



Figure 17-6



Figure 17-7

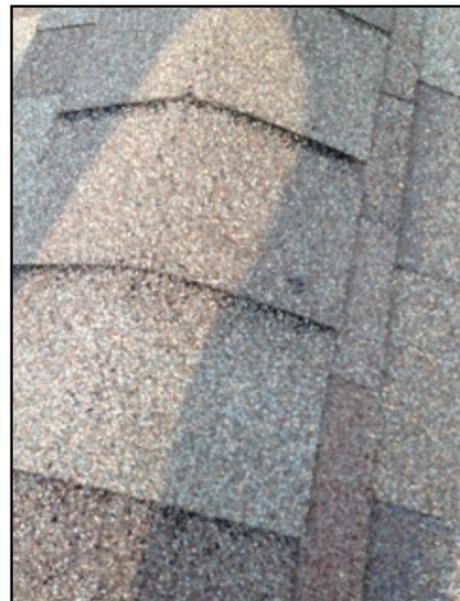


Figure 17-8

(Roofing continued)



Figure 17-9

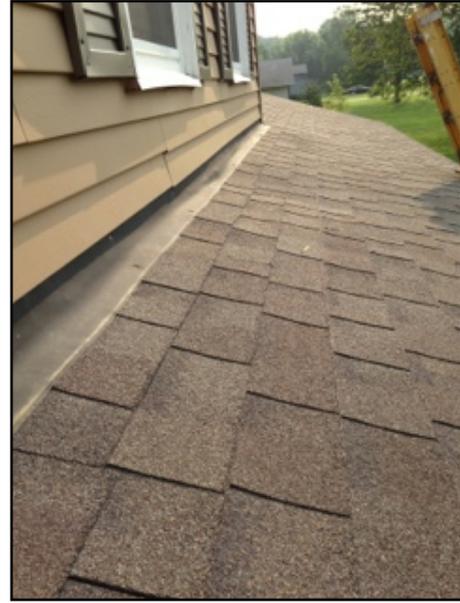


Figure 17-10



Figure 17-11

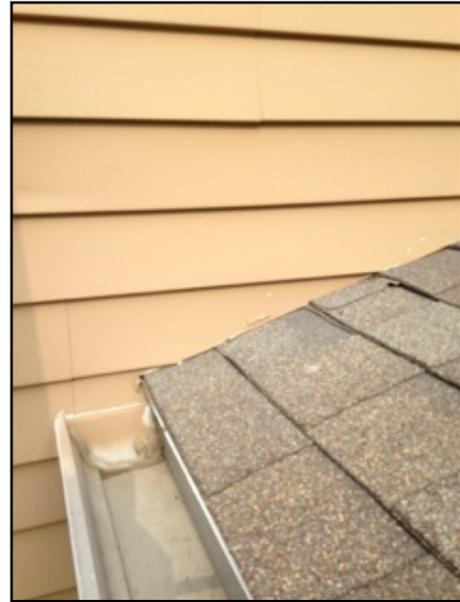


Figure 17-12

(Roofing continued)



Comment 18:  
Roof Photos upper main roof.



Figure 18-1



Figure 18-2



Comment 19:  
Upper main roof rear side not replaced.  
Shingles are older and three tab gray not dimensional.  
Rear section shingles not replaced double layer at this time.



Figure 19-1



Figure 19-2

(Roofing continued)



Figure 19-3

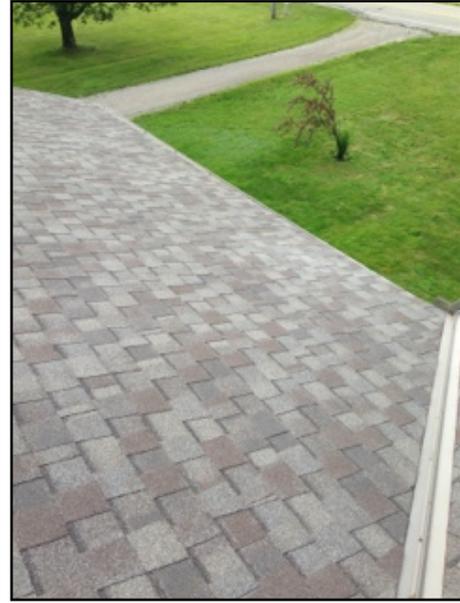


Figure 19-4



Figure 19-5

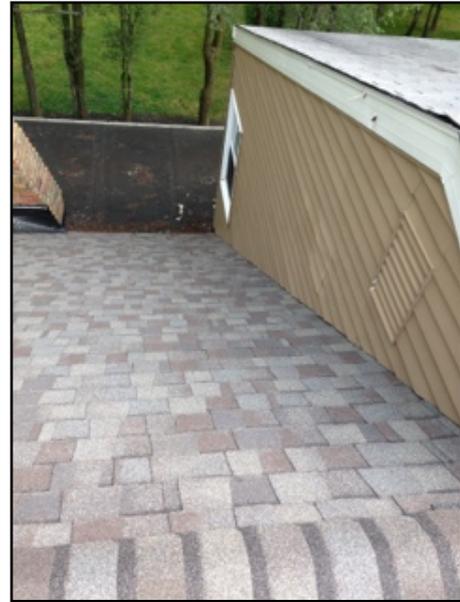


Figure 19-6

(Roofing continued)



Figure 19-7



Figure 19-8



Figure 19-9

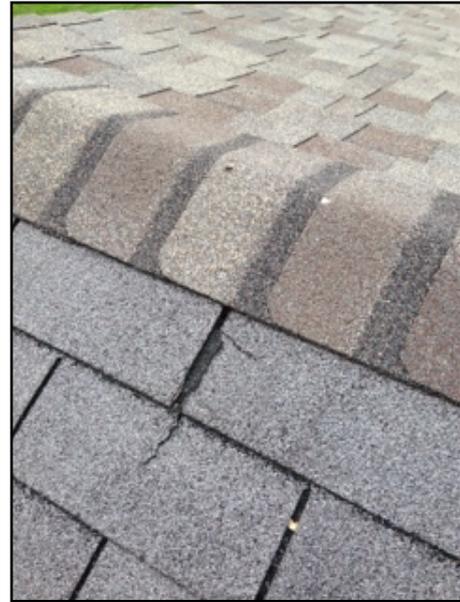


Figure 19-10

(Roofing continued)



Figure 19-11



Figure 19-12



Figure 19-13

(Roofing continued)



Comment 20:  
Gutters clogged upper main roof and lower.



Figure 20-1



Figure 20-2



Figure 20-3

(Roofing continued)

 **Comment 21:**  
Chimney in need of repairs tuckpointing at brick mortar joints and top Cap repairs.  
Cricket is covered with rubber roof material.



Figure 21-1



Figure 21-2



Figure 21-3



Figure 21-4

(Roofing continued)



**Comment 22:**

Flat roof porch rear of home sealed over with tar roof materials.

Rubber roof patch material used for flashing between home and flat roof is now in deteriorated state.

Appears large very active bees nest at the west side of chimney where meets wall of structure.



Figure 22-1



Figure 22-2



Figure 22-3



Figure 22-4

(Roofing continued)



Figure 22-5



Figure 22-6



Figure 22-7



Figure 22-8

(Roofing continued)



**Comment 23:**  
Rear side left roof no diverter flashing.



Figure 23-1

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl Space
Foundation Material:	Concrete Block
	Condition: Repair or Replace
Signs of Water Penetration:	Moisture, Dampness, Stains, Efflorescence, Mildew
	Condition: Repair or Replace
Prior Waterproofing:	Not Present
Floor Structure:	Gravel
	Condition: Further Evaluation Required
Subflooring:	Plywood, Partical board.
	Condition: Further Evaluation Required
Wall Structure:	Wood Frame
	Condition: Satisfactory

(Structure continued)



**Comment 24:**

Concrete block cracks foundation wall rear side garage where meets home and concrete steps.



Figure 24-1



Figure 24-2



Figure 24-3

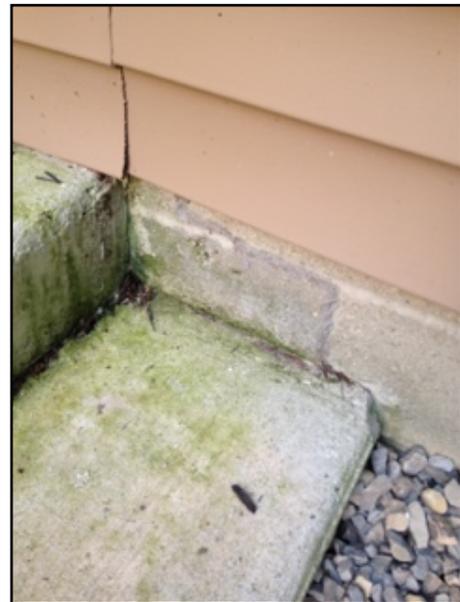


Figure 24-4

(Structure continued)

## Attic

Attic Entry:	Bedroom Closet
Roof Framing Type:	Wood Trusses, Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Repair or Replace
Vent Risers:	PVC
	Condition: Satisfactory
Insulation:	Blown In Cellulose
	Condition: Satisfactory



### Comment 25:

Attic photos.

Mold like staining visible at the lower perimeter of the attic.

The staining appears to be caused by lack of soffit venting.

There are special design vents available for installation to solve this problem.



Figure 25-1

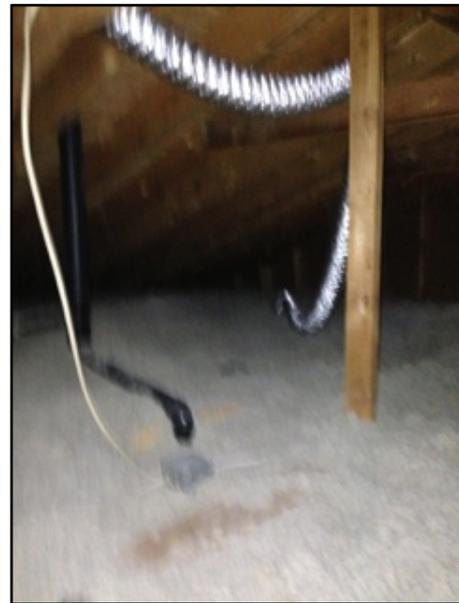


Figure 25-2

(Attic continued)



Figure 25-3



Figure 25-4



Figure 25-5



Figure 25-6

(Attic continued)



Comment 26:

Attic photos above garage.

Appears possible water into structure if gutters clog.

The water migration is possible into power panel below and visible damage to the drywall ceiling.



Figure 26-1



Figure 26-2



Figure 26-3

(Structure continued)

## Crawlspace

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

Inspection Method:	Inside
Vapor Retarder:	Installed Condition: Repair or Replace
Underfloor Insulation:	Fiberglass Batts Condition: Repair or Replace
Ventilation Present:	Yes Condition: Repair or Replace
Moisture Condition:	Wet Condition: Repair or Replace



### Comment 27:

East Crawl space photos.

Rear wall of crawl has multiple cracks filled with caulking. Appears wall pushed inward. Further evaluation recommended.



Figure 27-1



Figure 27-2

(Crawlspace continued)



Figure 27-3



Figure 27-4



Figure 27-5



Figure 27-6

(Crawlspace continued)



Figure 27-7



Comment 28:  
Crawl space vents not screened over.



Figure 28-1

(Crawlspace continued)



**Comment 29:**

Under floor insulation damaged in need of repair.

No insulation on ducts also.

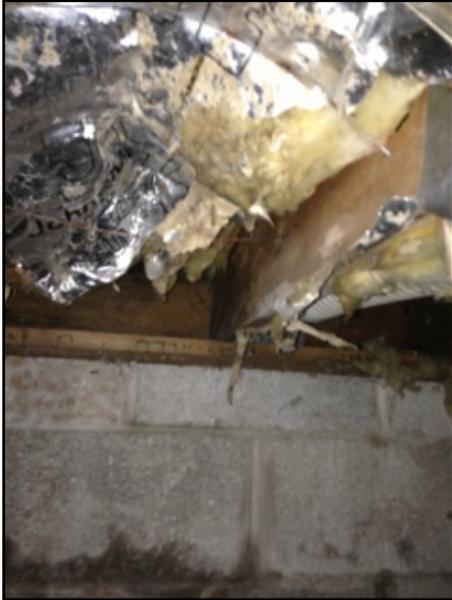


Figure 29-1

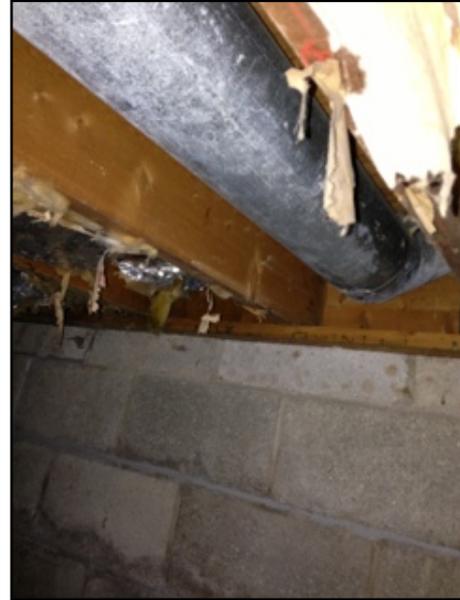


Figure 29-2



Figure 29-3

(Crawlspace continued)



Comment 30:

West crawl wall lined with plastic sheet appears recent. Possible hidden damage.



Figure 30-1



Figure 30-2



Comment 31:

Insulation majority has been removed and not replaced.  
Insulating under the floors of home in need.



Figure 31-1



Figure 31-2

# Electrical

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

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Garage
Service Panel Manufacturer:	Square D
	Condition: Further Evaluation Required
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Aluminum
	Condition: Further Evaluation Required
Overcurrent Protection:	Breakers
	Condition: Further Evaluation Required
GFCI/AFCI Breakers:	Not Present
Smoke Detectors:	Not Present



**Comment 32:**  
Exterior meter box and interior panel.  
Visible rust at breaker faces.



Figure 32-1

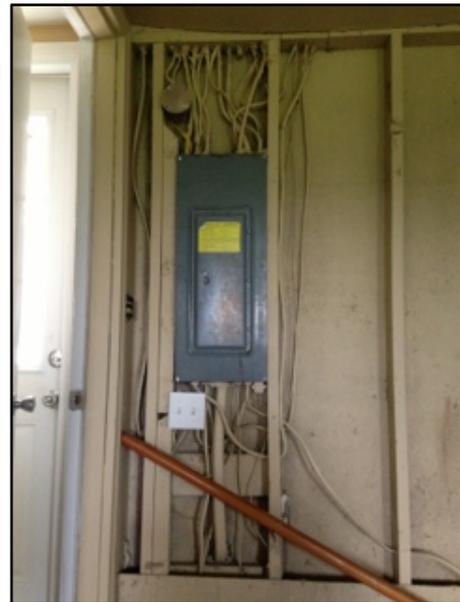


Figure 32-2

(Electrical continued)



Figure 32-3



Comment 33:

Recommend adding new carbon monoxide detector. For more info regarding this subject refer to web or supplier of equipment.



Comment 34:

Recommend adding more smoke detectors where needed and wanted.

## HVAC

### Heating

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

Location:

Garage.

Type of Equipment:

Forced Air

Condition: Further Evaluation Required

Manufacturer:

Bryant

Heating Fuel:

Gas

Condition: Satisfactory

(Heating continued)

Approximate Age:  
Filter Type:

17+ Years  
Electronic  
Condition: Not operating at time of inspection.

Type of Distribution:

Metal Ducting  
Condition: Not insulated under home.



Comment 35:  
Furnace photos.

Possible condensate leaks at rubber drain tubing in furnace.  
Recommended servicing unit for efficiency and cleaning.



Figure 35-1

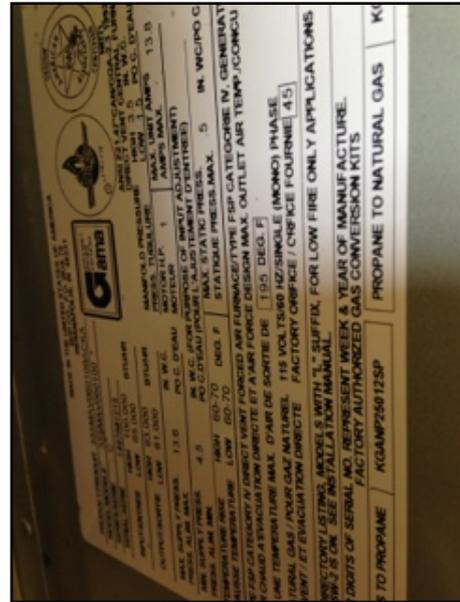


Figure 35-2

(Heating continued)



Figure 35-3



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**Comment 36:**

Duct cleaning is recommended to be completed by a certified professional every few years depending on use.

Due to finding dust and debris at the floor diffusers and furnace plenum where visible it is recommended to have ducts cleaned and sanitized at this time.



Figure 36-1

(Heating continued)



**Comment 37:**

Duct and plenum not insulated. All seams of ducts leaking air into crawl below. Rodent feces visible in crawl.

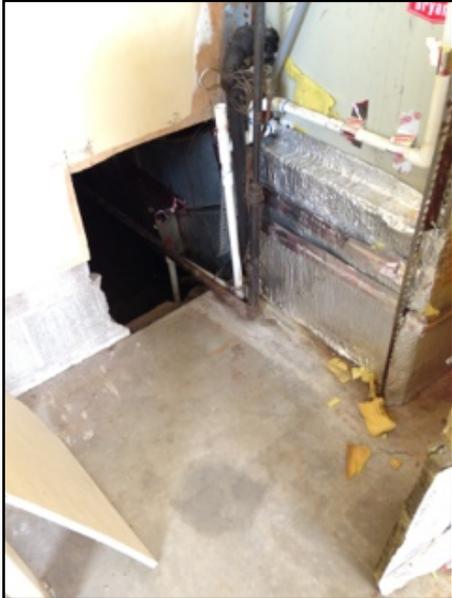


Figure 37-1



Figure 37-2



Figure 37-3

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

(HVAC continued)

## Cooling

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

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Repair or Replace
Condenser Make:	Bryant
Condenser Approximate Age:	17+ Years.
Condensate Drainage:	In crawl perimeter.
	Condition: Repair or Replace



### Comment 38:

Exterior A/C photos.

No freon line insulation at return freon line to unit.

Exterior cooling fins in need of cleaning.



Figure 38-1



Figure 38-2

(Cooling continued)



Figure 38-3

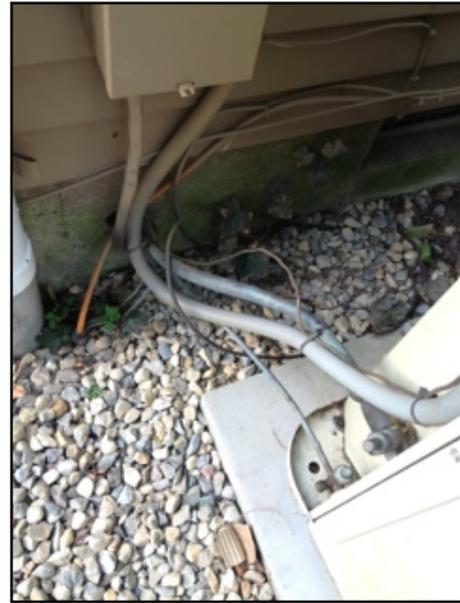


Figure 38-4

 **Comment 39:**  
Condensate from duct. Possible clog at evaporator coil condensate tray.  
Servicing of unit is needed.



Figure 39-1

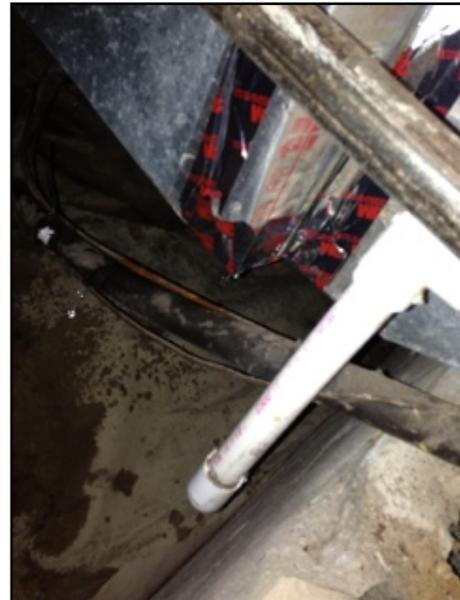


Figure 39-2

(Cooling continued)



Figure 39-3



Comment 40:

Condensate pipe is fastened to interior foundation block wall. Pipe has incorrect slope with sags in pipe. Will slow water flow with higher chance of clog.



Figure 40-1

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

# Plumbing

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

Water Service:	Public, Well System
Supply Pipe Material:	Copper
	Condition: Not insulated.
Location of Main Water Shutoff:	At Meter
Sewer System:	Public
Waste Pipe Material:	PVC, ABS Plastic
	Condition: Repair or Replace
Sump Pump:	Not Present
Location of Fuel Shutoff:	At Meter



**Comment 41:**  
Exterior west spigot not operable at time of inspection .



Figure 41-1

(Plumbing continued)



Comment 42:  
Water meter located in water heater closet.



Figure 42-1



Figure 42-2

(Plumbing continued)

---

 **Comment 43:**  
Crawl space plumbing combination ABS and PVC not supported correctly.

Main sanitary pipe in crawl space totally apart sewage from home dumping in crawl space.

The crawl space in need of total cleaning and sanitizing prior to replacement with new vapor barrier due to sewage leaking throughout.

This is considered a major health hazard at this time.

Water when raining appears to flood crawl also



Figure 43-1



Figure 43-2

(Plumbing continued)



Figure 43-3



Comment 44:

Water pipes copper and cpvc not insulated open to cold crawl.



Figure 44-1

(Plumbing continued)

## Water Heater

Manufacturer:	Marathon
Fuel:	Electric
Capacity:	75 gal
Approximate Age:	20 Years
Temp & Pressure Relief Valve:	Present With Blow Off Leg
Fuel Disconnect:	Condition: Pipe ends in crawl space below Not in the closet at the master power panel in garage.
Seismic Straps Installed:	Not Present



Comment 45:

Water heater.

Power feed wires not in conduit.

Elements appear to have been replaced prior years.



Figure 45-1

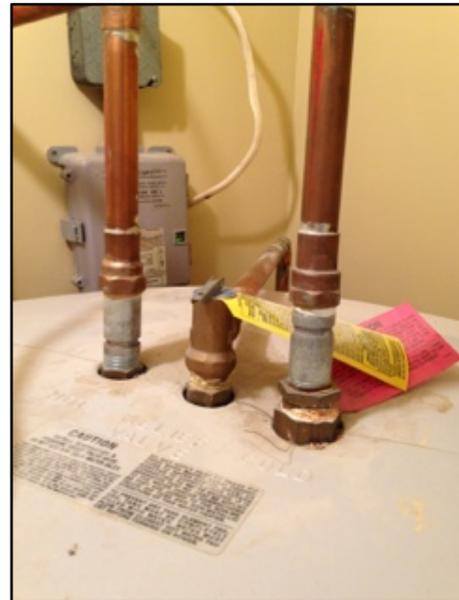


Figure 45-2

(Water Heater continued)



Figure 45-3

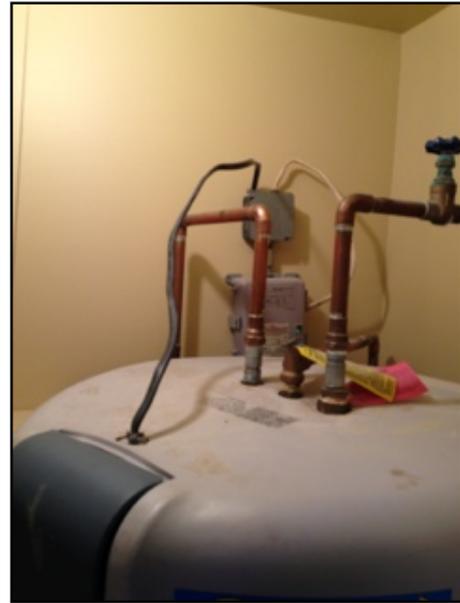


Figure 45-4

## Bathrooms

### Bathroom #1

Location:	1st Floor
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Repair or Replace
Floor:	Laminate Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Further Evaluation Required
GFCI Protection:	Outlets Condition: Satisfactory

(Bathroom #1 continued)



Comment 46:  
Bathroom photos.  
Toilet loose at floor.

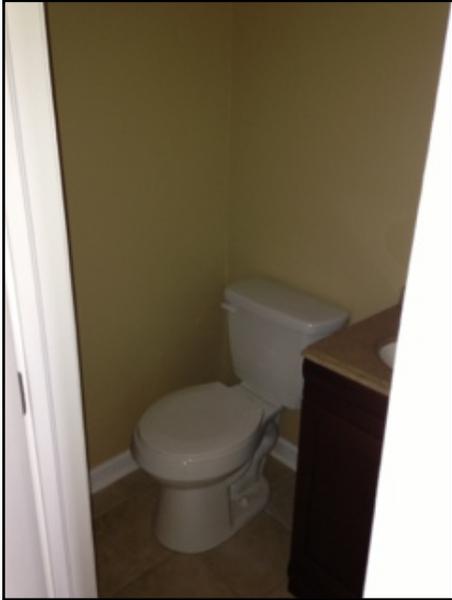


Figure 46-1

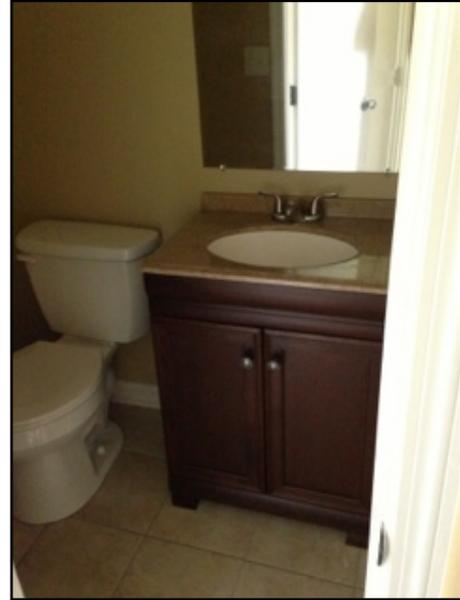


Figure 46-2



Figure 46-3

## Bathrooms #2

### Bathroom #1

Location:	Upper Floor Hall
Bath Tub:	Recessed
	Condition: Further Evaluation Required
Shower:	In Tub
	Condition: Further Evaluation Required
Sink(s):	Two single vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Tub Surround:	Tile
	Condition: Further Evaluation Required
Floor:	Vinyl
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: On when light is operating.
GFCI Protection:	Outlets
	Condition: Satisfactory

(Bathroom #1 continued)



Comment 47:

Bathroom photos.

Tile in bath may need sealed at joints.

The bath spigot when guest turned on blew out black dirt/ rust in pipe. Possible iron pipe fitting between the feed copper pipe and spigot. Recommend further evaluation.



Figure 47-1



Figure 47-2



Figure 47-3



Figure 47-4

(Bathroom #1 continued)



Figure 47-5

## Bathrooms #3

### Bathroom #1

Location:	Master
Shower:	Stall Condition: Repair or Replace
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Repair or Replace
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

(Bathroom #1 continued)



Comment 48:

Bathroom photos.

Floor register cover not installed.

Grout joints cracked at inside corner in shower. Recommend monitor and seal with caulk.

Recommend seal around cover plate of faucet.

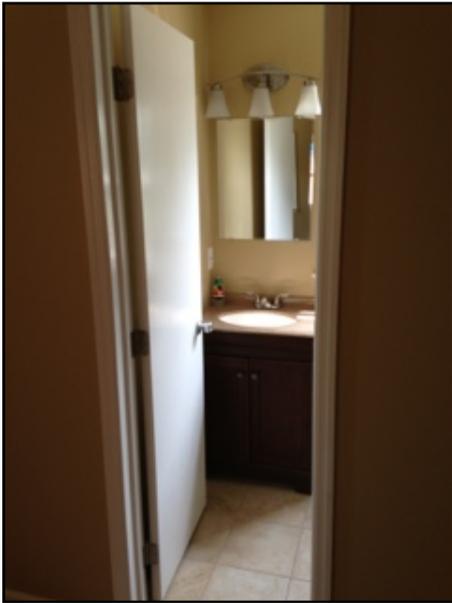


Figure 48-1

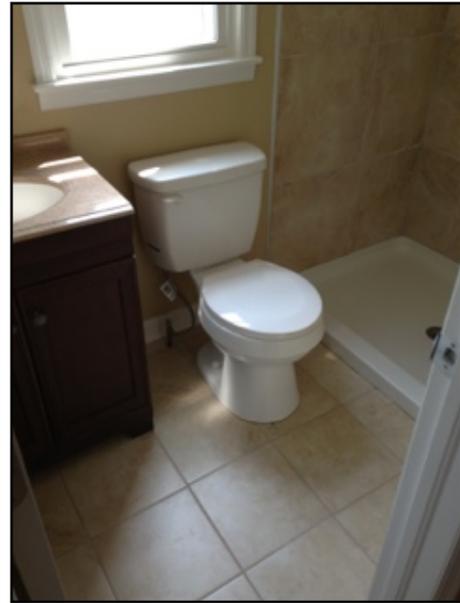


Figure 48-2



Figure 48-3

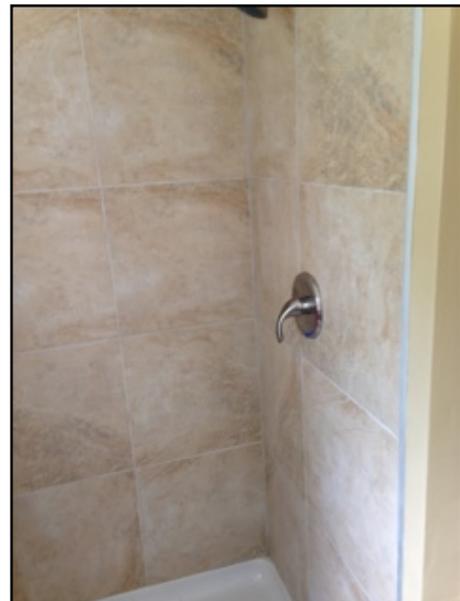


Figure 48-4

(Bathroom #1 continued)



Figure 48-5



Figure 48-6



Figure 48-7

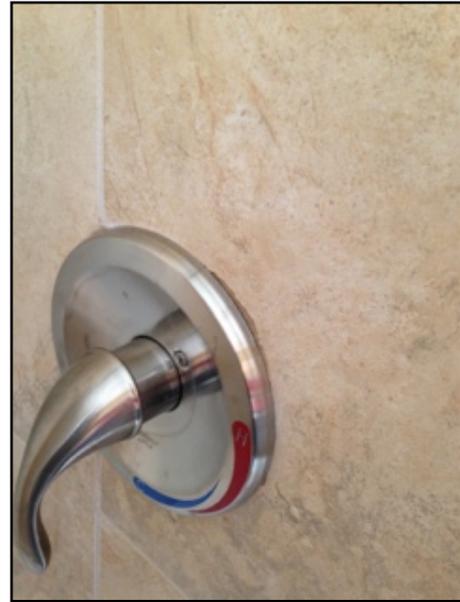


Figure 48-8

## Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Granite Condition: Satisfactory
Sink:	Double Condition: Satisfactory

(Kitchen continued)



Comment 49:  
Kitchen photos.

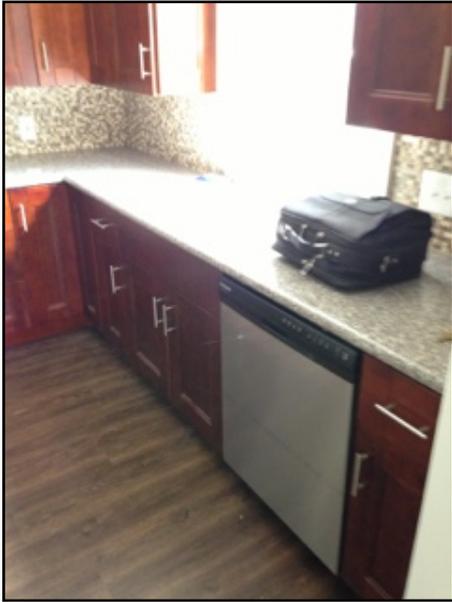


Figure 49-1



Figure 49-2



Figure 49-3



Figure 49-4

(Kitchen continued)



Figure 49-5



Figure 49-6

## Appliances

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

Range:	Frigidaire Condition: No anti tip bracket.
Refrigerator:	Frigidaire Condition: Water line not connected.
Dishwasher:	Frigidaire Condition: Satisfactory
Microwave:	Samsung Condition: Satisfactory
Disposal:	In sinkerator. Condition: Satisfactory

(Appliances continued)



Comment 50:  
Appliance photos.



Figure 50-1



Figure 50-2



Figure 50-3



Figure 50-4

## Laundry

Built In Cabinets:

Yes

Condition: Missing doors.

Laundry Sink:

Not Present

(Laundry continued)

Dryer Venting:	To Exterior
GFCI Protection:	Condition: Repair or Replace
Laundry Hook Ups:	Not Present
	Yes
	Condition: Further Evaluation Required



**Comment 51:**

Laundry photos.

No seal where drain pipe comes through plastic insert for plumbing mounts.

Clean dryer vent pipe prior to use.

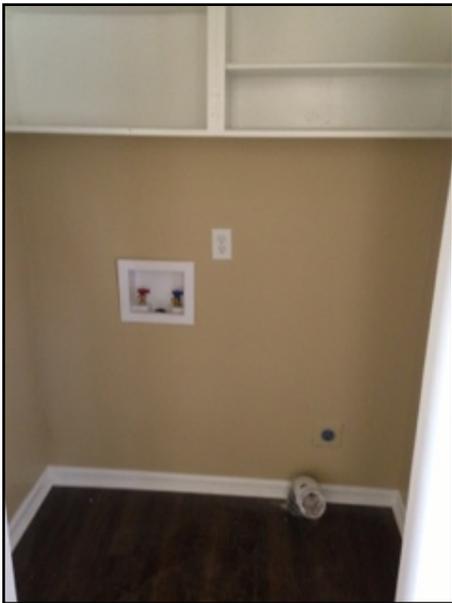


Figure 51-1

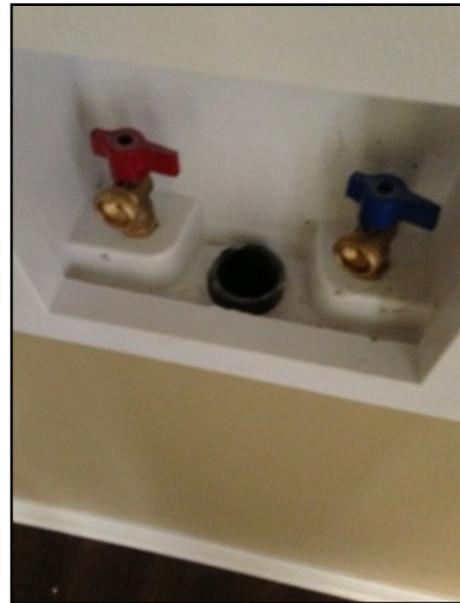


Figure 51-2



Figure 51-3

# Interior

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

Floors:	Tile, Carpet, Wood Laminate, Vinyl Condition: Further Evaluation Required
Walls:	Painted Drywall Condition: Further Evaluation Required
Window Types:	Double Hung Condition: Further Evaluation Required
Window Materials:	Vinyl
Entry Door Types:	Sliding, Hinged Condition: Repair or Replace
Entry Door Materials:	Steel
Interior Door Materials:	Wood
Fireplace:	Masonry Condition: Repair or Replace



Comment 52:  
Interior photos.



Figure 52-1

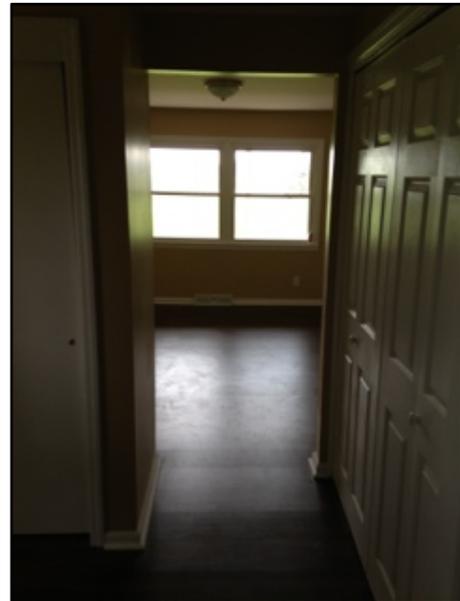


Figure 52-2

(Interior continued)



Figure 52-3

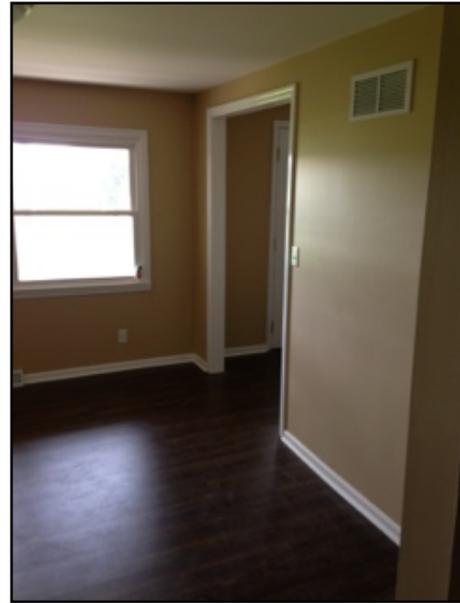


Figure 52-4

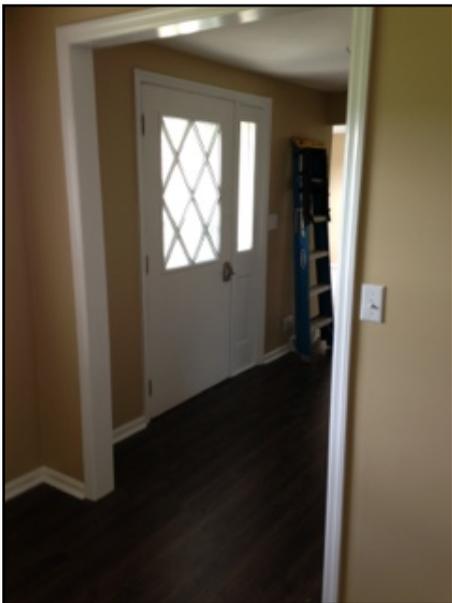


Figure 52-5

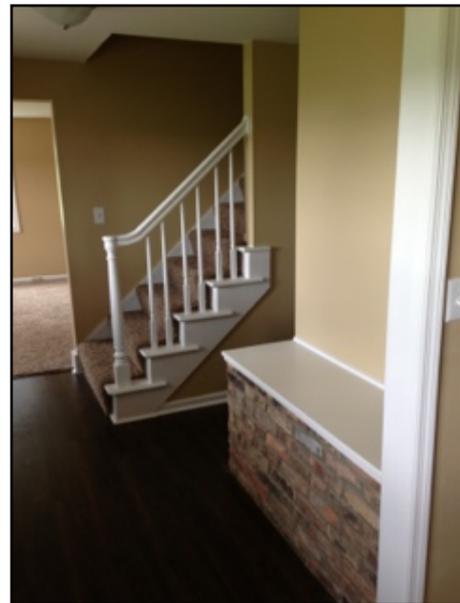


Figure 52-6

(Interior continued)



Figure 52-7

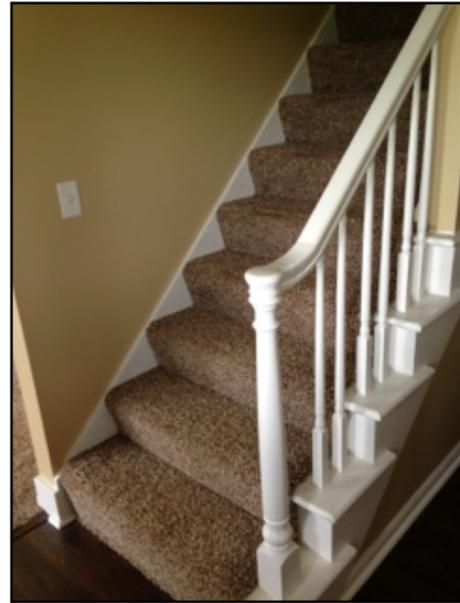


Figure 52-8



Figure 52-9



Figure 52-10

(Interior continued)



Figure 52-11



Figure 52-12



Figure 52-13



Figure 52-14

(Interior continued)



Figure 52-15

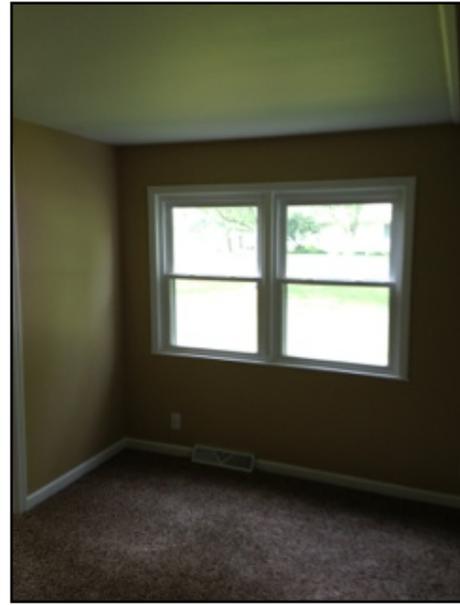


Figure 52-16



Figure 52-17

(Interior continued)

---

 **Comment 53:**  
Sliding doors pantry in need of adjustment and missing brass pull tab.



Figure 53-1

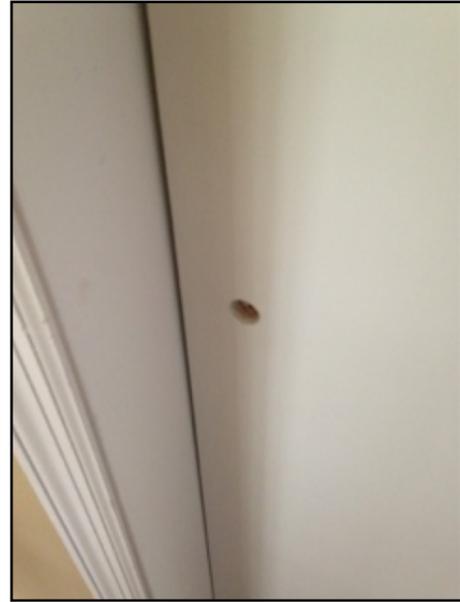


Figure 53-2

---

 **Comment 54:**  
Interior frame bay window moisture stains visible.  
The lower edge of window is not sealed possible due to possible settling of structure below.



Figure 54-1

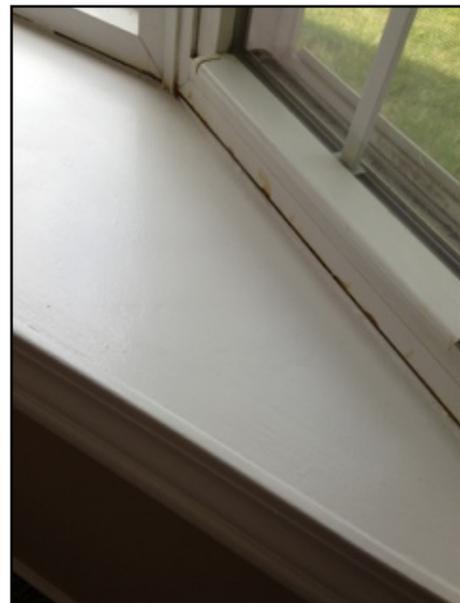


Figure 54-2

(Interior continued)



Figure 54-3



**Comment 55:**

- Fireplace wood burning.
- No screen or doors.
- Damper plate missing.
- Heavy creosote buildup in flue.

Mortar between firebox and front face brick over prior creosote buildup. May need removed and then repairs made prior to new mortar being installed.



Figure 55-1



Figure 55-2

(Interior continued)



Figure 55-3



Figure 55-4



Figure 55-5

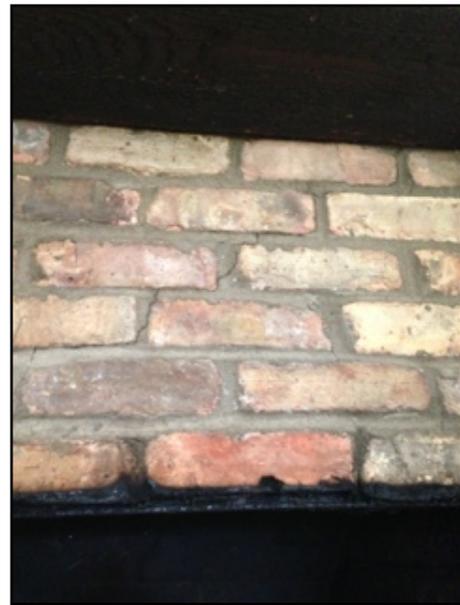


Figure 55-6

(Interior continued)



Figure 55-7



**Comment 56:**

Storage area under the steps to upper floor accessible in water heater closet.  
Rodent feces throughout.  
Hole to crawl and hole in wall to upper floor.  
Smell of feces and urine in need of repairs and sanitizing.

Considered a health hazard at this time.

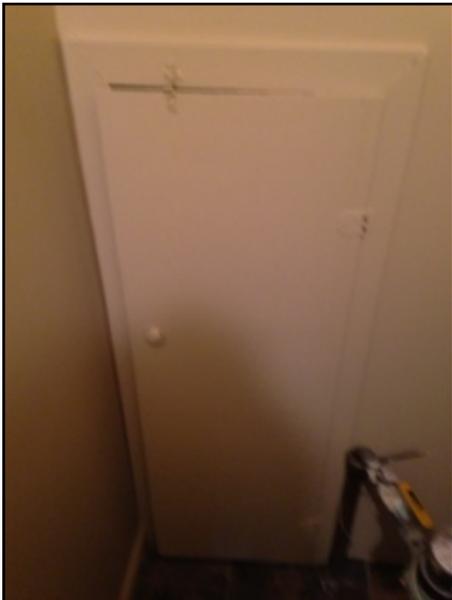


Figure 56-1



Figure 56-2

(Interior continued)



Figure 56-3



Figure 56-4



**Comment 57:**

Upper floor interior photos.

Rear upper bedroom entrance door in need of adjustment and the sliding closet doors on need of adjustment.

Front left bedroom entrance door rubs top of frame.

Master bedroom entrance door rubs top of frame.

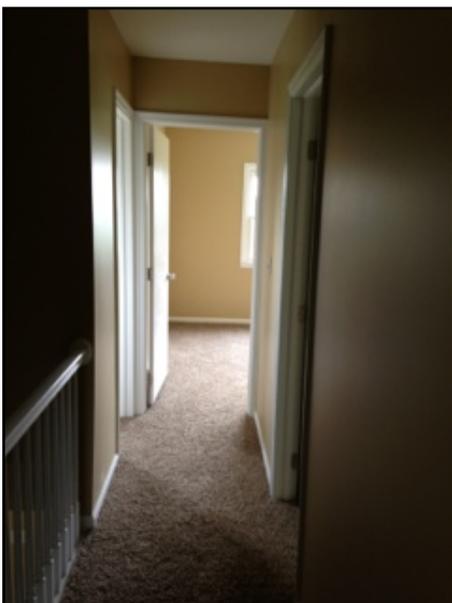


Figure 57-1

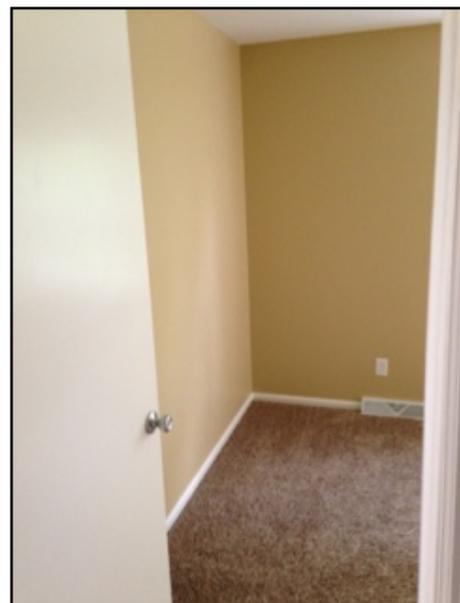


Figure 57-2

(Interior continued)



Figure 57-3

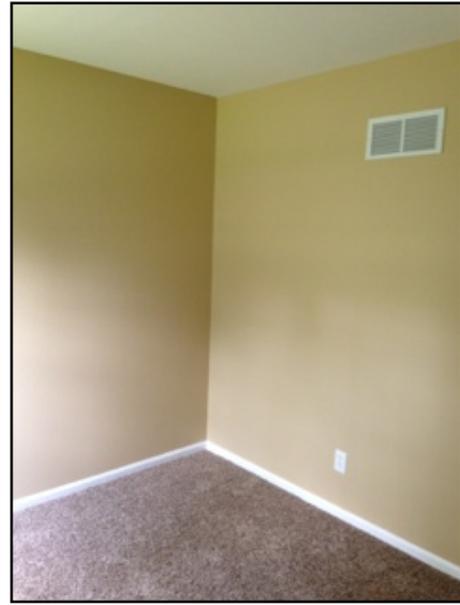


Figure 57-4

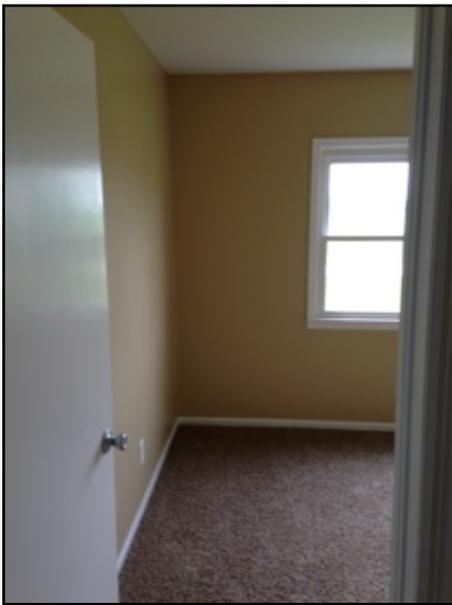


Figure 57-5



Figure 57-6

(Interior continued)



Figure 57-7

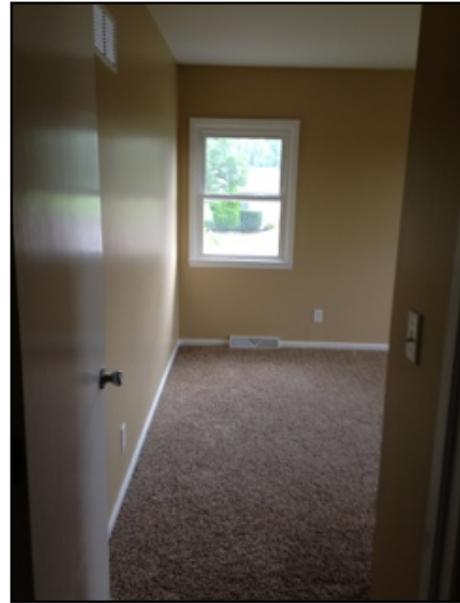


Figure 57-8



Figure 57-9



Figure 57-10

(Interior continued)

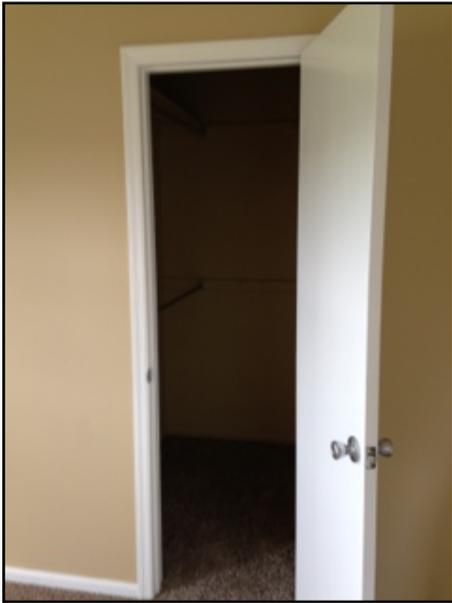


Figure 57-11



Figure 57-12



Figure 57-13

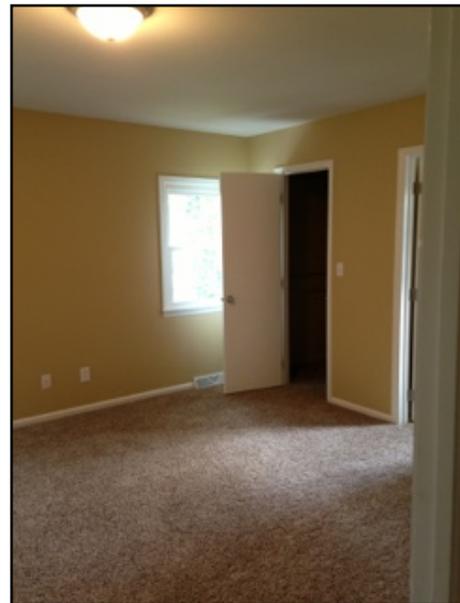


Figure 57-14

(Interior continued)



Figure 57-15



Figure 57-16

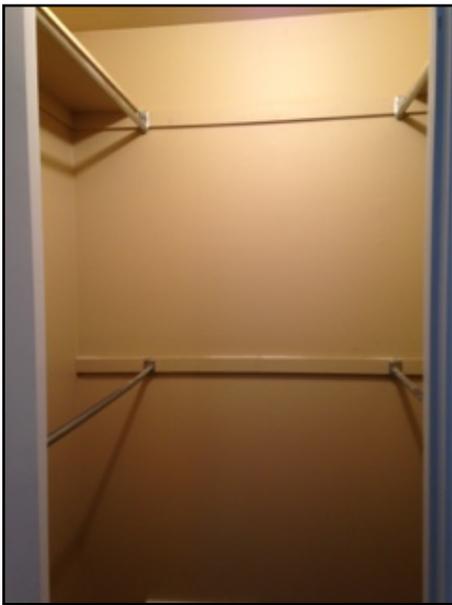


Figure 57-17

(Interior continued)

 **Comment 58:**  
Interior floors slope downward from center. Possible settling of structure.



Figure 58-1

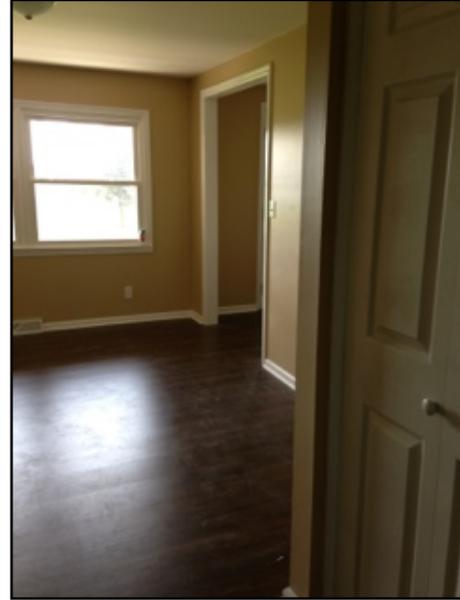


Figure 58-2

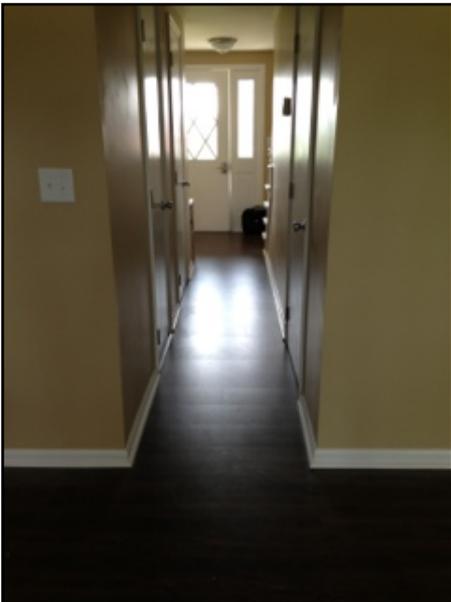


Figure 58-3

# Report Summary

## Site

---

1) Low soil perimeter of structure.

Underground drainpipes appear added recommend asking current owner where this water drains off at.

Drain off location not found at time of inspection.

## Exterior

---

2) Rear of home appears to have had prior exterior structure removed caulking and denting of siding visible at perimeters.

3) Siding is aluminum.

Multiple denting and damage over the years.

Sections of siding have been replaced with vinyl material face fastened to the wall structure.

Vinyl siding loose pieces rear wall of garage and east rear wall of the home, visible underside damaged wood structure.

Possible insect infestations such as ants or termites and visible water moisture rot.

4) Front entrance door frame appears out of level and pushed forward causing siding below to not be plumb.

5) Rear door has hinges visible exterior.

Pull hinge pins and door falls out of opening. Door installed reverse.

Wood threshold below door installed has signs of prior moisture rot. Possible insect activity.

Door will not open and close correctly due to frame being installed incorrect

6) Vinyl window frames sagging and visible rotted wood interior portion of vinyl frames.

7) Metal shutters dented and damaged, appear original.

8) Front entrance storm door handle hardware opposite of hardware on entrance door.

(Report Summary continued)

9) Siding compressed below west side bag window. Possible hidden damage.

10) Front concrete porch sloped toward structure. Possible hidden damage at front wall of home.

## Garage

---

11) Garage door dented visible exterior.

Door recently painted.

## Roofing

---

12)

Lower roof no soffit venting visible.

Lower roof nail pops at shingle ridge caps. Cable wire drilled through the roof sealed with silicone. Blistering of Shingles sign of low venting.

Front porch roof depression in roof sheathing possible prior water damage hidden.

Head flashing where shingles meet wall of home rubber perimeter roof material instead of metal

Lower front porch roof left side no visible step flashing or diverter flashing at wall.

13) Roof Photos upper main roof.

14) Upper main roof rear side not replaced.

Shingles are older and three tab gray not dimensional.

Rear section shingles not replaced double layer at this time.

15) Gutters clogged upper main roof and lower.

16) Chimney in need of repairs tuckpointing at brick mortar joints and top Cap repairs.

Cricket is covered with rubber roof material.

(Report Summary continued)

17) Flat roof porch rear of home sealed over with tar roof materials. Rubber roof patch material used for flashing between home and flat roof is now in deteriorated state. Appears large very active bees nest at the west side of chimney where meets wall of structure.

18) Rear side left roof no diverter flashing.

## Structure

---

19) Concrete block cracks foundation wall rear side garage where meets home and concrete steps.

## Structure: Attic

---

20) Attic photos.

Mold like staining visible at the lower perimeter of the attic.

The staining appears to be caused by lack of soffit venting.

There are special design vents available for installation to solve this problem.

## Structure: Crawlspace

---

21) East Crawl space photos.

Rear wall of crawl has multiple cracks filled with caulking. Appears wall pushed inward. Further evaluation recommended.

22) Crawl space vents not screened over.

23) Under floor insulation damaged in need of repair.

No insulation on ducts also.

24) West crawl wall lined with plastic sheet appears recent. Possible hidden damage.

## Electrical

---

25) Exterior meter box and interior panel.

Visible rust at breaker faces.

26) Recommend adding new carbon monoxide detector. For more info regarding this subject refer to web or supplier of equipment.

(Report Summary continued)

27) Recommend adding more smoke detectors where needed and wanted.

## HVAC: Heating

---

28) Furnace photos.

Possible condensate leaks at rubber drain tubing in furnace.  
Recommended servicing unit for efficiency and cleaning.

29) Duct cleaning is recommended to be completed by a certified professional every few years depending on use.

Due to finding dust and debris at the floor diffusers and furnace plenum where visible it is recommended to have ducts cleaned and sanitized at this time.

30) Duct and plenum not insulated. All seams of ducts leaking air into crawl below. Rodent feces visible in crawl.

## HVAC: Cooling

---

31) Condensate from duct. Possible clog at evaporator coil condensate tray. Servicing of unit is needed.

32) Condensate pipe is fastened to interior foundation block wall. Pipe has incorrect slope with sags in pipe. Will slow water flow with higher chance of clog.

## Plumbing

---

33) Exterior west spigot not operable at time of inspection .

(Report Summary continued)

34) Crawl space plumbing combination ABS and PVC not supported correctly.

Main sanitary pipe in crawl space totally apart sewage from home dumping in crawl space.

The crawl space in need of total cleaning and sanitizing prior to replacement with new vapor barrier due to sewage leaking throughout.

This is considered a major health hazard at this time.

Water when raining appears to flood crawl also

35) Water pipes copper and cpvc not insulated open to cold crawl.

### Plumbing: Water Heater

---

36) Water heater.

Power feed wires not in conduit.

Elements appear to have been replaced prior years.

### Bathrooms #2: Bathroom #1

---

37) Bathroom photos.

Tile in bath may need sealed at joints.

The bath spigot when guest turned on blew out black dirt/ rust in pipe.

Possible iron pipe fitting between the feed copper pipe and spigot.

Recommend further evaluation.

### Laundry

---

38) Laundry photos.

No seal where drain pipe comes through plastic insert for plumbing mounts.

Clean dryer vent pipe prior to use.

(Report Summary continued)

## Interior

---

39) Sliding doors pantry in need of adjustment and missing brass pull tab.

40) Interior frame bay window moisture stains visible.

The lower edge of window is not sealed possible due to possible settling of structure below.

41) Fireplace wood burning.

No screen or doors.

Damper plate missing.

Heavy creosote buildup in flue.

Mortar between firebox and front face brick over prior creosote buildup. May need removed and then repairs made prior to new mortar being installed.

42) Storage area under the steps to upper floor accessible in water heater closet.

Rodent feces throughout.

Hole to crawl and hole in wall to upper floor.

Smell of feces and urine in need of repairs and sanitizing.

Considered a health hazard at this time.

43) Upper floor interior photos.

Rear upper bedroom entrance door in need of adjustment and the sliding closet doors in need of adjustment.

Front left bedroom entrance door rubs top of frame.

Master bedroom entrance door rubs top of frame.

44) Interior floors slope downward from center. Possible settling of structure.