



Inspection report for the property at

1234 Fake Street

This report is prepared exclusively for **John Doe**
Inspected On: **2023-02-10**

Company Information

Sighthound Home Inspections, LLC
850-296-8329

jones2bd@gmail.com

<http://www.sighthoundhomeinspections.com>

[Published Report](#)



Inspected By:

Brian Jones, Florida State

License #HI15846

Dear Client,

By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the INSPECTION AGREEMENT, which has already been sent to you for your review and signature. If you have any questions or concerns regarding this agreement, contact us immediately. By signing the INSPECTION AGREEMENT, you have agreed to all conditions set forth in the same.

This inspection report is an unbiased assessment of the property inspected for the day it was created. It is essential you read this report in its entirety and determine what you feel is important in regards to corrections needed. It is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. Sighthound Home Inspections, LLC performs all inspections in substantial compliance with the State of Florida Standards of Practice in conjunction with the InterNACHI Standards of Practice. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated.

This Home Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly or are significantly defective, unsafe, or near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. Florida state Standards of Practice define the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Florida Standards of Practice so that you clearly understand what things are included in the home inspection and report. Home Inspectors are generalists. Our position is to discover basic visible defects with the home and either suggest action or recommend further evaluation by a specialist in the appropriate field. In many cases generalists can not diagnose conditions with major components or systems, due to the lack of specific licenses. Only individuals who carry the proper credentials can make proper assessments. Any repairs or work suggested in this report should only be performed by qualified licensed individuals. We will not be responsible for any and all repairs made by sellers or unqualified individuals. While the inspector makes every effort to thoroughly inspect all aspects, some areas can be overlooked due to human error, or the event that areas are inaccessible. Some areas that are accessible can prohibit full view because objects or items that block or hinder full view of the space. Certain repairs may need to be performed, then an additional inspection may be needed to fully inspect an area. The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part by any 3rd parties without the report owners express written permission.

THERMAL IMAGING: An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Sighthound Home Inspections, LLC attempts to utilize thermal imaging on every inspection at no additional cost to attempt to provide a higher quality inspection. Not every inspection has specific environmental conditions that need to exist

for maximum benefit of thermal imaging. In some home inspections, thermal imaging may not be effective or see conditions beyond what is immediately observable to the home inspector. In some home inspections, thermal imaging may not be used for various reasons.

Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. Thermal imaging is a complimentary service and is not guaranteed to be provided on every inspection.

Again, thank you very much for the opportunity to allow us to conduct this inspection for you. We are available to you throughout the entire real estate transaction process and beyond. Should you have any questions, please call or email us.

Sincerely,

Brian Jones

Sighthound Home Inspections, LLC

(850) 296-8329

Summary

Defect In Need of Correction

E1-4 EXTERIOR/GROUNDS: Vented soffit in the area of the front entrance is pulling from the fascia and sagging down. This is creating a large opening in the buildings envelope where moisture, animals, or other pests may enter the attic space. I recommend the soffit be repaired by a qualified and licensed contractor.



E-6 ELECTRICAL: The disconnect for the heat pump is not properly protected: openings were noted in this box due to the cover plate is missing. I recommend repair by a licensed and qualified contractor.



E-9 ELECTRICAL: The service disconnect for the grinder pump was observed laying on the ground. I recommended a qualified electrical contractor mount this service disconnect box appropriately and assess the box for any water damage or signs of electrical shorts.



E-10 ELECTRICAL: Unprotected wiring was observed on the rear exterior floodlights. I recommend a licensed electrical contractor assess and repair.



Additional Evaluation Recommended

E1-3 EXTERIOR/GROUNDS: Exterior trim located at the rear exterior window at the patio was cracked which will require attention. Being a part of a stucco system, I recommend additional evaluation and repair by a qualified and licensed contractor.

E1-10 EXTERIOR/GROUNDS: The automatic garage door opener is not performing as intended - the button for the door needs to be held down to get the door to operate. This could indicate the laser eyes require some adjustment. Have this door further evaluated and repaired as recommended by a specialist.

HS-2 HEATING/COOLING SYSTEMS: An active condensate leak was noted at the furnace. This should be repaired as soon as possible to prevent on-going damage to the building materials. Hire a licensed heating contractor to further evaluate and repair all condensate leaks and repair damaged finishes as needed.

HS-8 HEATING/COOLING SYSTEMS: Corroded fins were noted on the outdoor air conditioner compressor unit. This can inhibit proper operation of this system. I recommend having this further evaluated and repaired by a heating and cooling contractor. The damaged fins can impact performance and efficiency, but they may be hard to repair.

HS-10 HEATING/COOLING SYSTEMS: The central heating/cooling unit was located in the garage. Due to the age of the unit, it being located in an unconditioned space, and additional factors, there appears to be moisture related issues including signs of condensate leaks, partially uninsulated/corroded refrigerant lines, and what appears to be a dark organic growth on the outside of the unit. I recommend a licensed HVAC contractor evaluate the unit further. Due to personal items blocking immediate access to the unit, no further examination could be completed.

E-2 ELECTRICAL: I recommend having the electrical bonding and grounding system checked by a licensed electrician. Adequate bonding could not be verified at the main water or the water heater and I found no ground rod outside. This is an important safety feature to prevent electrocutions and insure proper discharge of surges.

E-4 ELECTRICAL: The service panel directory is missing or incomplete. All service panels should have a complete Breaker / Fuse Directory. A directory will allow a specific circuit to be disconnected without shutting off the homes main disconnect. The inspector has no way of confirming the accuracy of the directory, only whether it is missing or appears incomplete. For personal safety a complete circuit directory is required. A licensed electrician should be contacted about developing a panel directory.

Major Defects

E-7 ELECTRICAL: Exposed wiring was observed coming from the attic space into the area near the garage central HVAC unit. These wires appear to be large gauge aluminum wires. While a voltage detector utilized by the inspector indicated these conductors are not "hot", they are not appropriately capped and terminated. I recommend a qualified electrical contractor assess and repair appropriately, as this could be a safety concern to the house and its occupants.




Recommended Repairs

✂ **E1-7 EXTERIOR/GROUNDS:** Where the arched stucco trim above the windows meet the soffit, I observed gaps between the stucco coating and the interior envelope where the mesh underlayment was visible. I recommend these be sealed with an exterior rated sealant to prevent moisture intrusion in weather conditions with driving rain. No signs of previous or active leaks were observed.






 **R-2 ROOF/ATTIC:** There are two short sections of gutters with downspouts on the residence- one at the front of the residence over the walkway and one at the rear of the residence. Both downspouts terminate at the foundation, which can cause foundation settlement or moisture intrusion into the nearby structure, especially if there is any ponding. I recommend the downspouts be extended or routed to terminate at least 6 feet from the foundation.


I also recommend that gutters be cleaned of any debris that was observed to keep gutters from overflowing.




 **HS-4 HEATING/COOLING SYSTEMS:** Insulation on the air-conditioning suction (large,

insulated) line was damaged or missing at areas and should be replaced. Repair may be performed by a qualified person.



 **HS-7 HEATING/COOLING SYSTEMS:** Refrigerant lines and electrical conductors/conduit to the unit are partially underground. Where they come out of the ground to enter the compressor, they are exposed at grade. I recommend these be protected, as vehicles or lawn mowers could damage them on accident, causing an expensive repair.



 **E-1 ELECTRICAL:** The conduit for conductors at the panel are broken where it meets the panel. This has exposed the conductors and could be a safety hazard. Hire a licensed electrician to further evaluate and repair.



E-8 ELECTRICAL: In the attic, a junction box was observed without a cover plate. I recommend a qualified and licensed contractor install a protective cover.

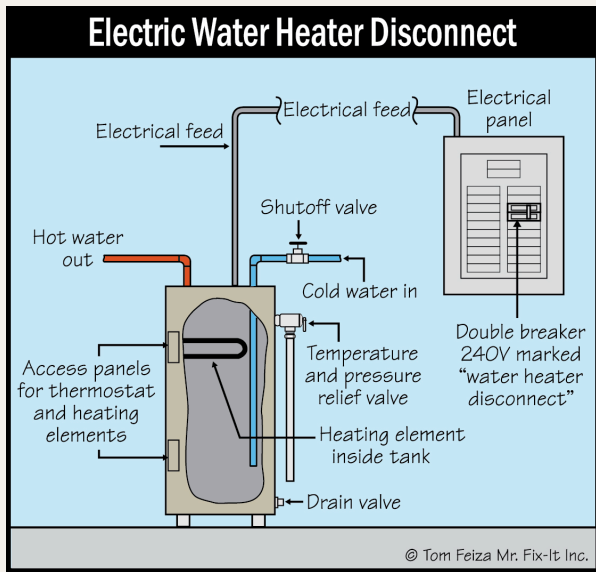


E-11 ELECTRICAL: Modern standards recommend smoke alarms in all bedrooms, in all hallways outside bedrooms and at least one on each floor of the building. At the time of inspection no alarms were found.

P-1 PLUMBING: Water main valve and supply line are covered in sand at meter box. I recommend the components in the meter box be visible to be able to quickly shut off the water at the box in the event of an emergency, or to monitor the meter for leaks.



P-3 PLUMBING: All water heaters require a disconnect within sight or have provisions to install a lock on the switch or circuit breaker. If the panel with the branch circuit is not within sight, then a disconnect should be installed by a Licensed Electrical contractor.



P112C

✂ P-4 PLUMBING: The discharge tube for the water heater temperature and pressure relief valve terminates to a location that cannot be monitored. This should be re-located so this termination can be monitored as a leak or discharge should be identified and corrected as soon as possible to ensure this important safety device is performing as intended.



✂ P-5 PLUMBING: Missing covers for electrical components




✂ **P-10 PLUMBING:** The dryer exhaust duct termination at the exterior of the building is not properly secured to the exterior wall. Make sure that the hood is mounted properly for safe and trouble-free operations. Repair may be performed by a qualified person.




✂ **P-11 PLUMBING:** The dryer duct on this unit appears to be oversized and is restricted. I recommend reducing the length of the flexible duct and reducing the number of bends in it as much as possible.





Due Diligence


 **HS-9 HEATING/COOLING SYSTEMS:** This heat pump was operating at the time of inspection but is approaching its average expected service life of 20 years. Heat pumps have fairly unpredictable service lives that can range from as little as 7 to as many as 30 years. Keep the entire heating and cooling system clean and well serviced to prolong the service life of this unit and budget to replace at any time. I recommend having this system serviced and have the refrigerant charge checked to ensure there are no leaks in the refrigerant system.


 **P-7 PLUMBING:** This hot water heater appears to be approximately 19 years old. The average life expectancy for a hot water heater is approximately 6 to 12 years. While no deficiencies were observed in the hot water production of this unit, I recommend monitoring this water heater, as it could be approaching the end of its service life.

Recommended Maintenance Items

 **E1-1 EXTERIOR/GROUNDS:** Typical cracks were noted in the driveway flatwork. No immediate repair appears necessary, though water will continue to deteriorate the surface until the driveway is repaired. I recommend sealing these cracks to prevent further water intrusion.

 **R-1 ROOF/ATTIC:** Many of the roof valleys observed have a buildup of debris from surrounding trees. I recommend these valleys be cleared of any debris on a routine basis. A buildup of this debris can cause moisture to remain in this area, which could cause moisture intrusion into the home or reduce the service life of the roof covering material.

 **R-3 ROOF/ATTIC:** The gutters are clogged with organic debris and require cleaning to ensure proper control of roof runoff. Clean the gutters and ensure they are unobstructed, leak free and properly sloped to drain. This is routine house maintenance; I would expect the need to clean gutters and downspouts regularly.

 **HS-1 HEATING/COOLING SYSTEMS:** The dirty air filter for the forced air furnace should be replaced. Plan on replacing air filters every 2-3 months during the heating season.

Future Projects

HS-6 HEATING/COOLING SYSTEMS: The heat pump compressor system currently uses the [R-22 type of refrigerant](#). On January 1, 2010, the Environmental Protection Agency placed a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase-out of R-22 refrigerant is estimated to be complete by the year 2020. New, more efficient systems will utilize non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in some older systems which previously used R-22 without making substantial and costly changes to the equipment. A loophole in current regulations allowed the manufacturer of units after 2010 that were delivered with no refrigerant. These units were designed for R-22 refrigerant to be installed in the field. ***Maintenance of this unit could pose unexpected challenges due to the growing scarcity of R-22 refrigerant, and replacement of the unit may become necessary prior to the end of its expected life.***

The Full Report

GENERAL COMMENTS

Disclaimers

PHOTOGRAPHS-: Include

Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

COMPONENT LIFE EXPECTANCY-: YES

Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting <http://prohitn.com/component-life-expectancies/>



DRAINAGE SYSTEMS SURFACE OR BELOW: The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty. Because it is inaccessible for inspection, we are unable to determine the presence, extent, or condition of any curtain drainage system that may have been installed.

PERSONS PRESENT DURING THE INSPECTION: Relative/Representative

Recommended Contractors Information/Re-Inspections

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor who is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems or areas of concern.

Building Characteristics / Conditions

STYLE OF HOME: Traditional

TYPE OF BUILDING-: Residential (Single Family (1 story))

APPROXIMATE SQUARE FOOTAGE: Less than 1900

The approximate square footage listed here is listed as a courtesy and is based on public records and disclosure. An evaluation of the square footage of the buildings and property lines is beyond the scope of

this home inspection.

#BEDROOMS: 3

#FULL BATHROOMS: 2

APPROXIMATE YEAR OF CONSTRUCTION-Per the MLS listing or the DCPVA-: 2004

ANIMALS PRESENT-: No

WEATHER DURING INSPECTION-: Cloudy, Temperature (46° - 64°)

GROUND/SOIL SURFACE CONDITIONS: Wet

LOCATION REFERENCE: Complimentary Photos of Elevations

For the purpose of this report, all directions are given as if you are standing facing the front of the house. Items listed as Multiple Locations may not directly reference all affected locations. Examples may be given that should not be construed as the only affected areas. Further evaluation will need to take place to determine every affected location.

Photos provide views of all elevations of the home at the time of the inspection.





EXTERIOR/GROUNDS

Driveways/Walkways/Flatwork

DRIVEWAY/WALKWAY/PATIO FLATWORK: Concrete Gravel Asphalt Pavers
 Brick Deck On Ground Surface Dirt None Noted

FLATWORK OBSERVATIONS 📝: ♦ CRACKS (Normal Cracks-Seal Up), ♦ SLOPED ISSUES

🔧 **(E1-1) Recommended Maintenance:** Typical cracks were noted in the driveway flatwork. No immediate repair appears necessary, though water will continue to deteriorate the surface until the driveway is repaired. I recommend sealing these cracks to prevent further water intrusion.



Drainage and Topography

LOT DESCRIPTION-: Flat

MONITOR DRAINAGE AROUND THE HOUSE-: Description

In Northwestern Florida, it is common for homes to not have a gutter system and/or downspouts to collect and direct rain water away from the residence. Most homes have well draining, sandy soil around the residence. If you notice signs of sand/soil erosion around the perimeter of the home or signs of moisture intrusion in the home at a later date, we recommend consultation with a licensed and qualified gutter/drainage contractor to assess and recommend solutions for remediation.

DRAINAGE/TOPOGRAPHY OBSERVATIONS 📝: ◆ DOWNSPOUTS AND DISCHARGE (Downspouts-- Discharge by Foundation [Erosion/Ponding]), ◆ DOWNSPOUTS-MONITOR, ◆ CLEARANCE TO GRADE (📏 Standard)

Grounds, Trees and Vegetation

TREES / VEGETATION NEAR TO BUILDING: NO

(E1-2) Functional: No overgrown vegetation observed around the residence. Vegetation should be located at least 1 foot away from the wall covering material and should not make contact with the exterior walls of the residence.

Siding and Trim

EXTERIOR ENVELOPE MATERIALS: ♦ SIDING MATERIAL (Stucco), Stucco Trim

This building has a Hardcoat stucco siding system. When installed over a wood building, stucco should be installed with two layers of underlayment below the plaster and a weep screed system which allows air to dry any accumulated water behind the plaster. Stucco is one of the nicest and lowest maintenance siding systems but it is installation sensitive. Poor installation can lead to expensive repairs. The most critical element to a stucco siding system, the weather barrier, is not visible to inspection, which limits the inspectors' ability to see how the system is performing. During the inspection, we look for clues in the installation to make an educated guess about the future reliability of this system. More detailed information can be gained through destructive testing. This involves drilling holes in the plaster and using a moisture probe to determine if any sections of the building have failed moisture control. Destructive testing like this is beyond the scope of this inspection.

TRIM/FLASHING OBSERVATIONS 🖋️: ♦ TRIM (Trim Damaged/Deteriorated)

(E1-3) Additional Evaluation Recommended:

Exterior trim located at the rear exterior window at the patio was cracked which will require attention. Being a part of a stucco system, I recommend additional evaluation and repair by a qualified and licensed contractor.



Retaining Walls

RETAINING WALLS-: None noted

Exterior Stairs/Decks/Balconies/Porches

EXTERIOR STAIRS/DECKS/BALCONIES/PORCHES: ♦ EXTERIOR STAIRS

Eaves/Soffits

MATERIALS USED and TYPE: ♦ MATERIAL USED (Vinyl), ♦ TYPE (Vented)

OVERHANG & SOFFIT ISSUES 🛠️: ♦ VINYL - ALUMINUM (Panels Sagging-(vinyl or aluminum))

(E1-4) Defect In Need of Correction: Vented soffit in the area of the front entrance is pulling from the fascia and sagging down. This is creating a large opening in the buildings envelope where moisture, animals, or other pests may enter the attic space. I recommend the soffit be repaired by a qualified and licensed contractor.



🕒 **(E1-5) Monitor:** Around the perimeter of the residence I observed fascia and gutter fasteners that are corroded. While not an immediate concern, I recommend monitoring these areas for any signs of failure at these fastening points.



Exterior Doors

HOME SECURITY-: Description

*The 'Security' of any home is never absolute. At the time of inspection I assess the 'basic functionality' of door and window locking mechanisms. No assessment of the individual or overall effectiveness of security is implied. Glass, frames, locks and other elements can be prone to 'tampering' and are 'limiting factors' of locking mechanisms/systems. All security devices and systems must be balanced against the ease of escape in the event of emergency. Concerns about the home's overall security system should be addressed by a licensed home security company. It is our advice to you that once you move in is to replace **all** exterior locks for your safety.*

TYPE/STYLE OF UNITS: ♦ TYPE/STYLE (Metal-Insulated)

(E1-6) Functional: Exterior doors were functional with no defects observed. They appear to be installed recently and all doors are properly sealed and weather stripped. All door hardware is serviceable and functional.





Exterior Window and Frames

MATERIAL: Metal

WINDOW OBSERVATIONS 🛠️: ♦ EXTERIOR FRAME/TRIM

🛠️ **(E1-7) Recommended Repair:** Where the arched stucco trim above the windows meet the soffit, I observed gaps between the stucco coating and the interior envelope where the mesh underlayment was visible. I recommend these be sealed with an exterior rated sealant to prevent moisture intrusion in weather conditions with driving rain. No signs of previous or active leaks were observed.





Chimneys

Present None noted

Garage / Carport

TYPE OF GARAGE:- Attached Detached- not included but optional Attached Carport
 None noted Garage in basement below building

GARAGE OBSERVATIONS 🗨️: SLAB (Typical Cracks Note)

GARAGE DOOR TYPE: Single

The overhead garage door is the largest and heaviest moving object in a house. According to the U.S. Consumer Product Safety Commission (CPSC), approximately 4 children die each year from accidents caused by garage doors. Many more children have suffered brain damage or other serious injuries when the closing garage door contacts them, and fails to stop/reverse its direction. A typical garage door weighs anywhere from 155 to 400 pounds, but wooden garage doors can weigh even more. During times of wet weather, wooden garage doors can even absorb about 50 pounds of water from the air. This extra weight can cause additional wear and tear on the garage door opener. As the occupant, you will become accustomed to the noises associated with the operation of your garage door and opener. If any changes

occur with the squeaks and chattering most garage door systems make, it is essential to take action promptly. Consult a qualified service technician and never attempt to make adjustments to the door springs and cables yourself.

GARAGE DOOR OBSERVATIONS 📝: ♦ CONTROL BUTTON (Had To Hold Button Down)

👁️ **(E1-8) Monitor:** Typical cracks were noted in the concrete garage slab. No control joints were used in the pour here so the concrete will crack. You can fill the cracks with a masonry rated caulking, but no repair is needed at this time; this is a cosmetic defect.

🏠 **(E1-9) Note:** Extensive personal items hindered view of areas inside the house. We do not move personal items or move items to access areas. This is the responsibility of the seller or listing agent to have these area's ready for inspection.

(E1-10) Additional Evaluation Recommended:

The automatic garage door opener is not performing as intended - the button for the door needs to be held down to get the door to operate. This could indicate the laser eyes require some adjustment. Have this door further evaluated and repaired as recommended by a specialist.

ROOF/ATTIC

Roofing Materials & Flashings

METHOD OF ROOF INSPECTION: ♦ METHOD (Drone, Viewed With Binoculars, Viewed at top of Ladder)

ROOF STYLE & MATERIALS: ♦ ROOF STYLE (Hip Roof), ♦ ROOF MATERIALS (♦ DIMENSIONAL SHINGLE, Architectural grade composition shingle)

Asphalt shingles (also called composition shingles) are the most common roofing material used today. The shingles consist of asphalt-impregnated felt paper or glass fiber mats, coated with a layer of asphalt and covered with granular material.

DRIP EDGE FLASHING: Present

SKY LIGHTS: None

FLASHING OBSERVATIONS 🛠️: ♦ ROOF PENETRATIONS (♦ PLUMBING VENTS)

🔧 **(R-1) Recommended Maintenance:** Many of the roof valleys observed have a buildup of debris from surrounding trees. I recommend these valleys be cleared of any debris on a routine basis. A buildup of this debris can cause moisture to remain in this area, which could cause moisture intrusion into the home or reduce the service life of the roof covering material.



Gutters & Downspouts

GUTTERS & DOWNSPOUTS: ♦ MATERIAL USED (Aluminum), ♦ DRAINAGE METHOD (Above ground)

GUTTERS & DOWNSPOUTS OBSERVATIONS 🛠️: ♦ DOWNSPOUTS (Discharge at Foundation), ♦ GUTTERS (Full of Debris)

🔧 **(R-2) Recommended Repair:** There are two short sections of gutters with downspouts on the residence- one at the front of the residence over the walkway and one at the rear of the residence. Both downspouts terminate at the foundation, which can cause foundation settlement or moisture intrusion into the nearby structure, especially if there is any ponding. I recommend the downspouts be extended or routed to terminate at least 6 feet from the foundation.

I also recommend that gutters be cleaned of any debris that was observed to keep gutters from overflowing.



🔧 (R-3) Recommended Maintenance: The gutters are clogged with organic debris and require cleaning to ensure proper control of roof runoff. Clean the gutters and ensure they are unobstructed, leak free and properly sloped to drain. This is routine house maintenance; I would expect the need to clean gutters and downspouts regularly.

Attic Access

ATTIC ACCESS POINTS: ♦ ATTIC ACCESS (Garage, Bedroom Closet), ♦ LIMITATIONS (Viewed At Access)

COMMON OBSERVATIONS 📝: ♦ SCUTTLE HOLE (Needs Weather-stripping)

🏠 (R-4) Improve / Upgrade / Safety: Ladder access in garage does not fully extend, which could cause the ladder to collapse or fail, which could be a safety concern. I recommend having a qualified contractor assess the ladder for repair.

Roof Framing & Sheathing

TRUSS/RAFTER TYPE: Truss

SHEATHING: Plywood

Like any wood component, roof sheathing is subject to rot, insect damage and mechanical damage. Condensation in an attic can cause problems. Plywood roof sheathing will begin to delaminate and waferboard sheathing will swell. This can cause loss of sheathing strength and render the nailing ineffective as nails are pulled out of the rafters or through the sheathing. In severe cases, the roof covering has to be removed and the sheathing replaced. Concealed condensation in cathedral roofs is a common problem and considerable damage can occur before there are any visual clues.

Bio-Growth often appears when there has been condensation in the attic. Once the moisture is removed, the bio-growth stops growing. Removal of the inactive bio-growth is not necessary, although many homeowners remove it because of the stigma attached to bio-growth.

Sheathing that is too thin for the application will sag under load. Aesthetically, this is often unacceptable, although sagging to the point of failure is unusual.

Sheathing thickness is determined in part by the spacing of the rafters or trusses below. Thicker sheathing is needed when the spans are greater. Sheathing thickness is also determined by the live loads from wind and snow as well as dead loads from roof coverings.

Unsupported edges of roof sheathing may lead to differential movement between two panels. This can lead to horizontal ridges appearing in the roofing. If the sheathing is unusually thick, edge support is not necessary.

Fire retardant treated (FRT) plywood was recognized as a problem in the late 1980s. Delamination and weakening of this plywood can lead to a loss of roof shingles and ultimately collapse. Where it has begun to fail, it should be replaced.





Attic Insulation

INSULATION TYPE & R-VALUE: ♦ R-VALUE (♦ ATTIC FLOOR, 38, ♦ ATTIC WALLS, Not needed), ♦ INSULATION TYPE (Cellulose-[R-Value 3.4-3.6 per inch])

✦ **(R-5) Note:** Garage attic access ladder has a chart from the company who installed the insulation regarding the square footage, average R-Value, and number of bags blown in.



CELLULOSE FIBER INSULATION

MANUFACTURED BY CELL-PAK, INC.

INSULATION TYPE: CELLULOSE FIBER INSULATION

INSULATION TYPE: CELLULOSE FIBER INSULATION

INSULATION TYPE: CELLULOSE FIBER INSULATION

BLU AREA (SQ FT)	INSTALLED THICKNESS	MINIMUM THICKNESS	ESTIMATED R-VALUE	ESTIMATED R-VALUE	ESTIMATED R-VALUE	ESTIMATED R-VALUE	ESTIMATED R-VALUE	ESTIMATED R-VALUE
11	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
12	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
13	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
14	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
15	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
16	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
17	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
18	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
19	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
20	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
21	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
22	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
23	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
24	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
25	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
26	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
27	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
28	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
29	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
30	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
31	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
32	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
33	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
34	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
35	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
36	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
37	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
38	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
39	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
40	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
41	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
42	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
43	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
44	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
45	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
46	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
47	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
48	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
49	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
50	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
51	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
52	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
53	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
54	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
55	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
56	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
57	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
58	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
59	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
60	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
61	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
62	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
63	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
64	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
65	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
66	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
67	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
68	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
69	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
70	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
71	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
72	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
73	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
74	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
75	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
76	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
77	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
78	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
79	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
80	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
81	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
82	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
83	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
84	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
85	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
86	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
87	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
88	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
89	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
90	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
91	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
92	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
93	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
94	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
95	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
96	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
97	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
98	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
99	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50
100	3.5	3.0	12.25	10.50	10.50	10.50	10.50	10.50

CELLULOSE FIBER INSULATION (CFI) IS A PRODUCT OF CELL-PAK, INC. IT IS A FIBER-BLENDED INSULATION THAT IS MADE FROM RECYCLED NEWSPAPER AND OTHER CELLULOSE WASTE. IT IS A GREEN INSULATION THAT IS EASY TO INSTALL AND IS IDEALLY SUITED FOR ATTIC, WALLS, AND ROOF CAVITIES. IT IS A FIBER-BLENDED INSULATION THAT IS MADE FROM RECYCLED NEWSPAPER AND OTHER CELLULOSE WASTE. IT IS A GREEN INSULATION THAT IS EASY TO INSTALL AND IS IDEALLY SUITED FOR ATTIC, WALLS, AND ROOF CAVITIES.

BUILDER STATEMENT

This insulation has been installed in accordance with the above requirements to provide a value of R-38.

Date: 2-3-2011

Company Name: Southern Insulation

Builder Signature: [Signature]

Attic & Roof Cavity Ventilation

ATTIC VENTILATION METHOD: Soffit vents, Power ventilator

The primary purpose for attic ventilation is heat reduction. With the ventilation necessary to accomplish this it will also remove very minor amounts of moisture that may find its way into the space as well. Its overall purpose is NOT TO REMOVE MOISTURE. We want to reduce heat to reduce cooling loads and improve indoor comfort. Ventilation of the home is examined by looking for eave, soffit, gable, roof and ridge vents. A properly ventilated attic/roof cavity keeps the house more comfortable in the summer, and prevents condensation that can damage roofing components.

Newer homes that are well insulated should have no less than one square foot of free vent area for each 150 square feet of ventilated area. The amount can be reduced to one square foot for each 300 square feet if the ventilation is equally divided between the lower and upper portions of the area being vented, or if a vapor barrier is installed on the warm side of the insulation. Determination of how or if vaulted ceilings are vented can be beyond the scope of the Standard Home Inspection.



(R-6) Functional: The attic is ventilated by soffit vents around the entire perimeter of the home. Baffles were correctly installed in the attic space to assist with ventilation. Ridge vents were observed on multiple ridges of the roof, and a powered fan was observed running and functional. Attic ventilation appears to be functional with no signs of water damage or intrusion on the underside of the roof deck as viewed from the attic.



HEATING/COOLING SYSTEMS

Heating System

HEATING SYSTEM: ♦ MANUFACTURER (Ruud)

THERMOSTAT & LOCATION: ♦ THERMOSTAT SETTING (Auto Heat/temp@72)

FILTRATION SYSTEM: ♦ TYPE OF FILTER (Disposable), ♦ FILTER LOCATION (Wall Grill in living room), ♦ SIZE OF FILTER (20 X 20)

FURNACE OBSERVATIONS 🛠️: ♦ FORCED AIR FURNACE (♦ FURNACE-INTERIOR, Active

condensate leak)

🔧 (HS-1) Recommended Maintenance: The dirty air filter for the forced air furnace should be replaced. Plan on replacing air filters every 2-3 months during the heating season.

(HS-2) Additional Evaluation Recommended:

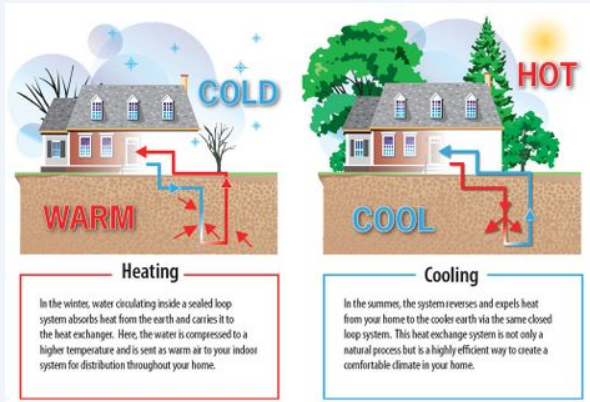
An active condensate leak was noted at the furnace. This should be repaired as soon as possible to prevent on-going damage to the building materials. Hire a licensed heating contractor to further evaluate and repair all condensate leaks and repair damaged finishes as needed.



Cooling Systems / Heat Pumps

AIR CONDITIONING SYSTEM: ♦ AIR CONDITIONER (Present, Heat Pump), ♦ MANUFACTURER (Rudd), ♦ ENERGY SOURCE (Electric)

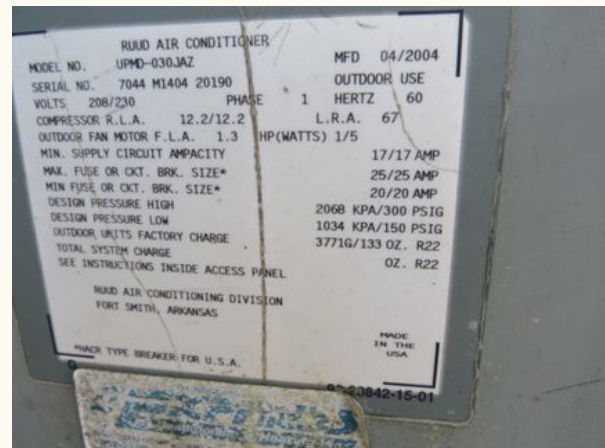
There are many types of air conditioning and Heat pump systems; however, they all work on the same principle. They move heat from a relatively cool space to a relatively warm space. In the summer, they take heat from the house air and transfer it to the exterior. This heat may be transferred to the outside air, a body of water, or into the ground. In the heating season, heat pumps reverse the process, moving heat from the outside air, or water, into the air inside the home.



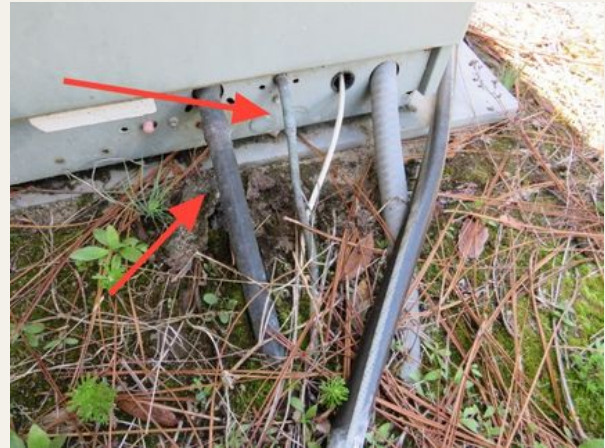
THERMOSTAT : Off

A/C OBSERVATIONS : ♦ REFRIGERANT LINES (Missing Insulation At Condenser, Missing Insulation At "Inclusive"), ♦ CLEARANCES (Exterior Vents--Dryer, Furnace or WH), ♦ EXTERIOR -CABINET (Damaged Fins), ♦ AGE (Heat Pump--Working Old)

⚡ (HS-3) Note: This units data plate shows it was manufactured in 2004.



✂️ (HS-4) **Recommended Repair:** Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced. Repair may be performed by a qualified person.



⚡ (HS-5) **Note:** The air condition system and condensate control system could not be tested during inspection. Outdoor temperatures should exceed 65 degrees F for at least 24-hours or the air conditioning equipment can be damaged by testing. I recommended having this system serviced and inspected prior to the next cooling season.

📄 (HS-6) **Future Project:** The heat pump compressor system currently uses the [R-22 type of refrigerant](#). On January 1, 2010, the Environmental Protection Agency placed a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase-out of R-22 refrigerant is estimated to be complete by the year 2020. New, more efficient systems will utilize non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in some older systems which previously used R-22 without making substantial and costly changes to the equipment. A loophole in current regulations allowed the manufacturer of units after 2010 that were delivered with no refrigerant. These units were designed for R-22 refrigerant to be installed in the field. ***Maintenance of this unit could pose unexpected challenges due to the growing scarcity of R-22 refrigerant, and replacement of the unit may become necessary prior to the end of its expected life.***


✂️ (HS-7) **Recommended Repair:** Refrigerant lines and electrical conductors/conduit to the unit are partially underground. Where they come out of the ground to enter the compressor, they are exposed at grade. I recommend these be protected, as vehicles or lawn mowers could damage them on accident, causing an expensive repair.



(HS-8) Additional Evaluation Recommended:

Corroded fins were noted on the outdoor air conditioner compressor unit. This can inhibit proper operation of this system. I recommend having this further evaluated and repaired by a heating and cooling contractor. The damaged fins can impact performance and efficiency, but they may be hard to repair.



 **(HS-9) Due Diligence:** This heat pump was operating at the time of inspection but is approaching its average expected service life of 20 years. Heat pumps have fairly unpredictable service lives that can range from as little as 7 to as many as 30 years. Keep the entire heating and cooling system clean and well serviced to prolong the service life of this unit and budget to replace at any time. I recommend having this system serviced and have the refrigerant charge checked to ensure there are no leaks in the refrigerant system.

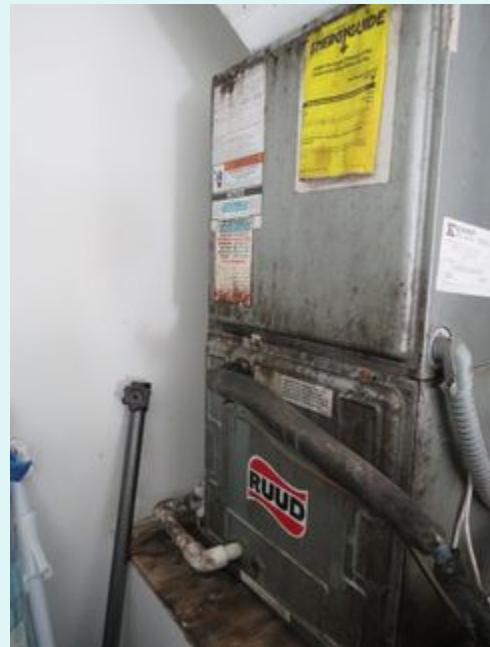
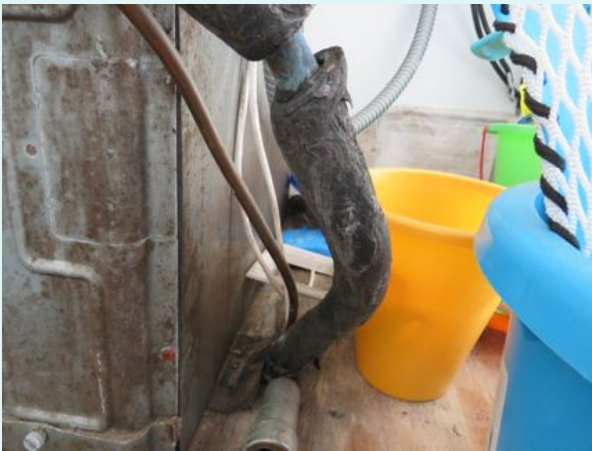
Heating / Cooling Distribution Systems

HEAT SOURCE & DISTRIBUTION: ♦ HEAT SOURCE (Present), ♦ RETURNS [LOCATION] (Every Room)

(HS-10) Additional Evaluation Recommended:

The central heating/cooling unit was located in the garage. Due to the age of the unit, it being located in an unconditioned space, and additional factors, there appears to be moisture related issues including signs of condensate leaks, partially insulated/corroded refrigerant lines, and what appears to be a dark organic growth on the outside of the unit. I recommend a licensed HVAC contractor evaluate the unit further.

Due to personal items blocking immediate access to the unit, no further examination could be completed.





Gas Fireplaces

Present None noted

Solid Fuel Fireplaces

MASONRY FIREPLACE: None noted

ELECTRICAL

Service Equipment-Main Panel

SERVICE & METER LOCATION: ♦ VOLTS (120/240), ♦ METER BASE LOCATION (Left Side), ♦ METER BASE SIZE (200), ♦ SERVICE ENTRANCE (Underground)

SERVICE OBSERVATIONS 🖋️: ♦ SERVICE ENTRANCE LATERAL (Cracked Conduit)

GROUNDING ELECTRODE/CONDUCTOR: Present Could Not Confirm Not Present

SERVICE PANEL MANUFACTURER: ♦ MANUFACTURER (Square D), ♦ TYPE OF PANEL (Breakers)

The service box includes a circuit breaker that can be used to shut off all the power in the house (newer), or a switch with a handle located on the outside, and the service fuses inside (older). This is your emergency shut-off for all the electricity in the home. The service box may stand alone, although in modern homes, a combination panel (service panel) is common. This includes the breakers for the individual branch circuits.

MAIN ELECTRIC PANEL LOCATION: ♦ LOCATION (Left side of house), ♦ MAIN DISCONNECT LOCATION (Main Panel)

MAIN DISCONNECT & PANEL AMPERAGE: ♦ SERVICE CONDUCTOR SIZE (Copper, #4, 200 amps),

◆ MAIN PANEL AMPERAGE (200 amps)

ELECTRICAL PERMIT: Present

ELECTRICAL PANEL OBSERVATIONS 📝: ◆ EXTERIOR OF PANEL (Inadequate Directory/Label), ◆ INTERIOR OF PANEL (Labeling Incomplete)

🔧 **(E-1) Recommended Repair:** The conduit for conductors at the panel are broken where it meets the panel. This has exposed the conductors and could be a safety hazard. Hire a licensed electrician to further evaluate and repair.



(E-2) Additional Evaluation Recommended:

I recommend having the electrical bonding and grounding system checked by a licensed electrician. Adequate bonding could not be verified at the main water or the water heater and I found no ground rod outside. This is an important safety feature to prevent electrocutions and insure proper discharge of surges.

📌 **(E-3) Note:** Permit stickers were noted on the electric panel.

(E-4) Additional Evaluation Recommended:

The service panel directory is missing or incomplete. All service panels should have a complete Breaker / Fuse Directory. A directory will allow a specific circuit to be disconnected without shutting off the homes main disconnect. The inspector has no way of confirming the accuracy of the directory, only whether it is missing or appears incomplete. For personal safety a complete circuit directory is required. A licensed electrician should be contacted about developing a panel directory.



Sub Panels

SUB PANEL/DISCONNECT LOCATION: Garage

The service box includes a circuit breaker that can be used to shut off all the power in the house (newer), or a switch with a handle located on the outside, and the service fuses inside (older). This is your emergency shut-off for all the electricity in the home. The service box may stand alone, although in modern homes, a combination panel (service panel) is common. This includes the breakers for the individual branch circuits.

SUB PANEL MANUFACTURER: ♦ MANUFACTURER (Square D), ♦ TYPE OF PANEL (Breakers), ♦ CONDUCTOR SIZE (Copper, 2/0, 200 amps)

(E-5) Functional: The interior breaker panel located in the garage was found to be functional. The installation appears to be professional, is well labeled, and no defects were observed.



Branch Wiring

BRANCH WIRING INFORMATION- Branch Wiring Information

TYPE OF WIRE: Non Metallic Sheathed Cable Aluminum 1960's to 1970's
 Rag/Cloth Wiring Knob & Tube

BRANCH WIRING OBSERVATIONS 📝: NM CABLE

DISCONNECT/AC/HEAT PUMP OBSERVATIONS 📝: AC- HEAT PUMP DISCONNECT (Deadfront, Openings Missing- Replace)

(E-6) Defect In Need of Correction: The disconnect for the heat pump is not properly protected: openings were noted in this box due to the cover plate is missing. I recommend repair by a licensed and qualified contractor.



(E-7) Major Defect: Exposed wiring was observed coming from the attic space into the area near the garage central HVAC unit. These wires appear to be large gauge aluminum wires. While a voltage detector utilized by the inspector indicated these conductors are not "hot", they are not appropriately capped and terminated. I recommend a qualified electrical contractor assess and repair appropriately, as this could be a safety concern to the house and its occupants.





✂️ **(E-8) Recommended Repair:** In the attic, a junction box was observed without a cover plate. I recommend a qualified and licensed contractor install a protective cover.



(E-9) Defect In Need of Correction: The service disconnect for the grinder pump was observed laying on the ground. I recommended a qualified electrical contractor mount this service disconnect box appropriately and assess the box for any water damage or signs of electrical shorts.



Receptacles and Fixtures

INSPECTION METHOD: Random Testing

A representative number of receptacles were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

RECEPTACLE TYPE & ISSUES: ♦ TYPE (Three wire outlets)

AFCI PROTECTION: Yes

LIGHT FIXTURES: ♦ EXTERIOR LIGHT FIXTURES

(E-10) Defect In Need of Correction: Unprotected wiring was observed on the rear exterior floodlights. I recommend a licensed electrical contractor assess and repair.





Smoke and CO Alarm Systems

SMOKE ALARMS: ♦ COMMON OBSERVATIONS 📝 (None In Bedrooms)

🔧 **(E-11) Recommended Repair:** Modern standards recommend smoke alarms in all bedrooms, in all hallways outside bedrooms and at least one on each floor of the building. At the time of inspection no alarms were found.

PLUMBING

Water Service Supply

WATER TO HOUSE IS: On

WELL OR PUBLIC SUPPLY: Public

MAIN WATER SHUT OFF LOCATION & MATERIAL: ♦ LOCATION (Meter- Located at street), ♦ PIPE SIZE & MATERIAL (Unknown)

MAIN WATER PIPE OBSERVATIONS 📝: ♦ MAIN (Main Water Shut Off - Could Not Inspect - Meter Pit covered in sand/debris)

🔧 **(P-1) Recommended Repair:** Water main valve and supply line are covered in sand at meter box. I recommend the components in the meter box be visible to be able to quickly shut off the water at the box in the event of an emergency, or to monitor the meter for leaks.



Distribution Pipe

SUPPLY PIPE MATERIALS & FUNCTIONAL FLOW: ♦ SUPPLY PIPE MATERIAL (Copper)

PIPE INSULATION: Present Not Present Non-Standard

Waste Pipe and Discharge

WASTE/DISCHARGE TYPE: Public sewer

WASTE & VENT PIPE MATERIALS: Not visible

Water Heater

SYSTEM TYPE & MANUFACTURER: ♦ SYSTEM TYPE (Tank-ELECTRIC), ♦ ENERGY SOURCE (Electric), ♦ ACCESSIBILITY (Blocked), ♦ MANUFACTURER (Bradford-White)

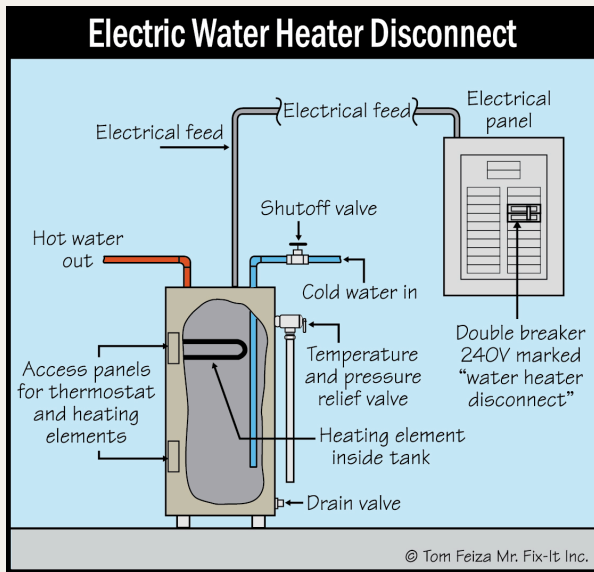
ELECTRICAL DISCONNECT & CONNECTION: ♦ DISCONNECT (Missing)

TEMPERATURE PRESSURE RELIEF VALVE: Present - Not Tested, ♦ TERMINATION (Terminates to Location That Cannot Be Monitored)

✦ **(P-2) Note:** Gas and electric water heaters create sediment buildup that can damage the tank or put it in premature failure. Learning how to drain a water heater and flushing the sediment from the drain plug at the bottom of your water heater offers a payback in lower energy bills and helps extend the life of your water heater. Click this link for more information on how to flush the sediment out of a water heater.

✂ **(P-3) Recommended Repair:** All **water heaters require** a **disconnect** within sight or **have** provisions to install a lock on **the** switch or circuit breaker. If the panel with **the** branch circuit **is** not within sight, then a disconnect should be installed by a Licensed

Electrical contractor.



P112C

🔧 (P-4) Recommended Repair: The discharge tube for the water heater temperature and pressure relief valve terminates to a location that cannot be monitored. This should be relocated so this termination can be monitored as a leak or discharge should be identified and corrected as soon as possible to ensure this important safety device is performing as intended.



🔧 (P-5) Recommended Repair: Missing covers for electrical components



✦ **(P-6) Note:** Water heater data plate indicates the capacity at 40 gallons. A lookup of the serial number indicates the unit was manufactured in May of 2004.



AUTOMATIC STORAGE WATER HEATER

DANGER

HOT

BRADFORD WHITE CORPORATION
200 LAFALETTE ST. MIDDLEVILLE MI 49333
Model No: A64725438 Dash No:
Serial No: AE4725438
Cap. 40 (gal.) 211.4(L) (Imp.)
Voltage 240 AC ONLY 50/60 Hz
Upper Element: 4500 Watts
Lower Element: 4500 Watts
Max/Min: : 4500 Watts
Press: Test 300(psi), Working 150(psi)
Water temp rating based on 60 Hz

Garrett

UL



(P-7) Due Diligence: This hot water heater appears to be approximately 19 years old. The average life expectancy for a hot water heater is approximately 6 to 12 years. While no deficiencies were observed in the hot water production of this unit, I recommend monitoring this water heater, as it could be approaching the end of its service life.

Exterior Hose Bibs

OPERATION: Operating

FROST FREE: Yes

Sewage Ejector Pumps

Operating

LOCATION: Exterior

Sump Pumps and Drains

FLOOR DRAIN: Not applicable

SUMP PUMP: Not applicable

Laundry and Additional Plumbing

WASHER & DRYER: Present but not tested

POWER SOURCE: Electric


VENTILATION: Yes No Improve- Add Located in UNCONDITIONED Space

DUCT & MATERIAL: Ducted, TYPE OF MATERIAL USED (Flexible/Mylar....)


WASHER OBSERVATIONS : PAN (Moisture Alarm with Water Shut-off recommended)

DRYER VENT OBSERVATIONS : Loose vent hood, Dryer Vent Termination - within 3 ft of Condenser

ADDITIONAL SINKS: None noted

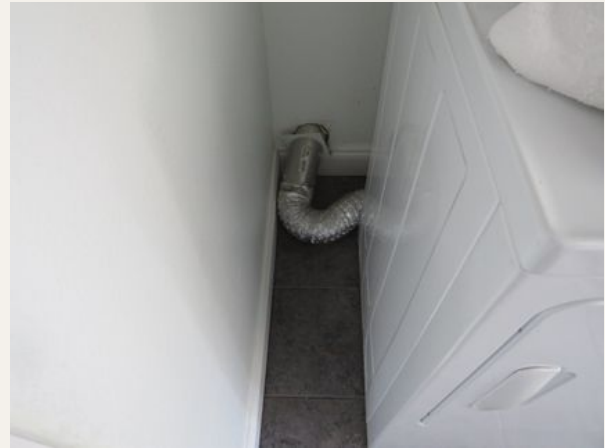
 **(P-9) Improve / Upgrade / Safety:** A moisture alarm with water shut-off features is recommended under the washing machine to protect against accidental leaks in the supply hoses. Pans can be effective when there is a drain, but even these will not protect against a burst supply connector. A moisture alarm with automatic shut-off will. Watts is a brand I have seen installed: [Link](#).



 **(P-10) Recommended Repair:** The dryer exhaust duct termination at the exterior of the building is not properly secured to the exterior wall. Make sure that the hood is mounted properly for safe and trouble-free operations. Repair may be performed by a qualified person.



✂️ (P-11) **Recommended Repair:** The dryer duct on this unit appears to be oversized and is restricted. I recommend reducing the length of the flexible duct and reducing the number of bends in it as much as possible.



INTERIOR

Inclusions and Restrictions of Interior Inspection

InterNACHI STANDARDS OF PRACTICE: Inclusions/Exclusions of Interior Inspection

INTERIOR PHOTOS: Complimentary Photos

Floors

FLOOR MATERIALS: Tile, Carpet

(I-1) Functional: Flooring throughout the entire residence appears to be functional with no observed defects. House is on a concrete slab, so no subfloor or underlayment could be observed.

Walls, Ceilings, Trim and Closets

WALL & CEILING FINISHES: Drywall

(I-2) Functional: Wall and ceiling finishes appear to be functional with no signs of settlement cracking or moisture damage.

Windows

(I-3) Functional: All windows of the residence are functional and in serviceable condition with no defects observed.

Stairs and Railings

STAIRWELL PRESENT: None

Interior Doors (Representative Number)

DOOR TYPE: Hollow Core

(I-4) Functional: All interior doors appear to be functional serviceable with no defects observed.

Mechanical Ventilation

BATH FAN DUCTING: Ducted to exterior

KITCHEN FAN DUCTING: Ductless fan

(I-5) Functional: Bath fans are vented via ducts from the ventilation unit directly to the exterior. No defects observed.

BATHROOM(S)

General Bath Condition and Overview

BATHROOM TYPE: Master Bathroom Hall Bathroom

During the inspection today, I operated all plumbing fixtures in the bathrooms. I ran a moisture meter around toilets and tile shower enclosures to check for concealed leaks and sounded for loose tile and finishes in shower and tub enclosures. I do not test bathtub overflow drains as this risks damaging finishes around the tub. **Monitor tubs while filling and avoid pushing water into the overflow. Even well-installed overflow drains can leak as the**

gaskets that seal the overflow will dry out over time and may no longer provide a watertight seal. Monitor plumbing after moving into a new home, as testing during inspection presents less stress on plumbing than daily use. Any defects uncovered during the inspection are listed in this report.

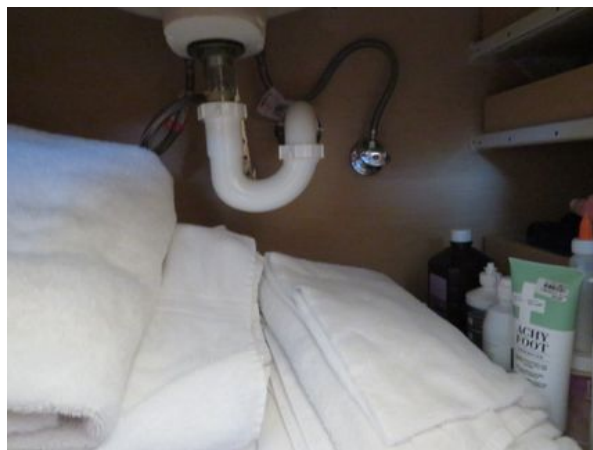
(B-2) Functional: No defects in bathrooms were observed.

Sinks and Cabinets

OPERATION: Tested Not tested None noted Inoperative

SINK TYPE-: Sink in a cabinet 2 sinks in a cabinet Pedestal sink Wall-hung sink
 Mounted on Top

View of sink base cabinets and plumbing connections at the time of the inspection. No signs of active leaks were found unless noted.



Toilet

OPERATION: Tested Not tested None noted Inoperative

(B-4) Functional: Toilet appeared to be functional and no defects were observed. Toilet is bolted to the floor correctly.



Bathtub / Shower

OPERATION: Tested

BATHTUB TYPE: Bathtub with shower/ Fiberglass

SHOWER TYPE: Fiberglass enclosure

✧ **(B-5) Note:**) While the tub and shower drainage was tested at the time of inspection and no leaking was noted, this should not be construed to mean the tub and shower will not leak in the future or that even current leaking might be concealed. This is especially true of recent repairs/installations where work was done in a less than professional manner. Functional testing of the tub and shower during the inspection will not duplicate normal use. Any leaking noted should be properly repaired as soon as practical and hidden damage is always possible.

Bathroom Ventilation

TYPE: Bath Fan with Light

Exhaust fans are recommended in all bathrooms, and are more important where a bathroom does not have an operable window.

- *The fan should discharge directly to the building exterior. In many cases, the fan terminates inside the house or roof space. This can add considerable moisture to a house, leading to condensation and rot problems.*
- *The exhaust fan should provide at least 12 air changes per hour. That means it should replace all the air in the room every 5 minutes. For example, in a bathroom that is 320 cubic feet (five feet by eight feet by eight feet high) the exhaust fan should have a capability of more than 64 cfm (cubic feet per minute).*

EXHAUST FAN OBSERVATIONS 📝: No defects observed.

KITCHEN

Limitations/Exclusions Related to Kitchen

RESTRICTIONS: General Information

GENERAL KITCHEN CONDITIONS: Standard Non-Standard Upgrade Needed

Inspection of kitchens typically includes (limited) operation and visual inspection of the following: wall, ceiling and floor; windows, skylights and doors; range/cooktop (basic functions, anti-tip); range hood (fan, lights, type); dishwasher; Cabinetry exterior and interior; door and drawer; Sink basin condition; supply valves; adequate trap configuration; functional water flow and drainage; disposal; Electrical switch operation; and outlet placement, grounding, and GFCI protection. Note: Appliances are operated at the discretion of the Inspector.

Sinks and Faucets

OPERATION: Tested Not tested None noted Inoperative

(K-2) Functional: Sink and faucet appeared functional with no active leaks.



Cabinets and Countertops

COUNTER TOP MATERIAL: Granite

CABINET MATERIAL: Wood

(K-3) Functional: Cabinets and countertops appear to be functional.

Ventilation Method

VENTILATION METHOD: Ductless fan

STRUCTURE/BASEMENT

Foundation

% OF FOUNDATION NOT VISIBLE: 10%

BUILDING & FOUNDATION DESCRIPTION: BUILDING TYPE (Slab On Grade), FOUNDATION MATERIAL (Poured Concrete)

Floor, Wall and Ceiling Framing

WALL/CEILING FRAMING & SHEATHING: WALL FRAMING (Not Visible), CEILING FRAMING (Bottom cord of truss), WALL SHEATHING (Not Visible)

FLOOR FRAMING/STRUCTURE: FLOOR FRAMING (Slab- Concrete [See Comment Below]), SUB-FLOOR MATERIAL (Not Visible)

FINAL CHECKLIST

INFORMATION

GFCI RECEPTACLES RESET?: Yes

THERMOSTAT SETTING: Thermostat was set back to original temp

Thermostat settings provided at the time of the inspection.

LIGHTS TURNED OFF AFTER INSPECTING: Yes

EXTERIOR DOORS: All Doors were locked when finished

YOUR REVIEW IS IMPORTANT!

Review Submittals

Please Consider Leaving Us A Review! Please Leave Us A Review



Sighthound Home Inspections, LLC

850-296-8329

www.sighthoundhomeinspections.com

Inspector: Brian Jones, Florida State Inspector License No. HI15846

jones2bd@gmail.com

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