



ILLUMINATING
HOME INSPECTIONS

Home Inspection Report

LOCATED AT:
1234 Sample Rd
Mountianburg, AR

PREPARED EXCLUSIVELY FOR:
Sample Report

INSPECTED ON:
Sunday, April 9, 2023



Inspector, Eric Robb HI 1931
Illuminating Home Inspections



CERTIFIED
INSPECTOR



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Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. The inspection is not technically exhaustive, and the strength, adequacy, effectiveness and efficiency of systems and components are not determined. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract and ASHI Standards of Practice for a full explanation of the scope of the inspection.

This visual examination of the home's physical structure and systems is limited by what we can see. Anything hidden by view such as things obstructed by furniture, personal belongings, boxes, landscaping, behind walls/ceilings/flooring below ground, under leaves / snow, etc.. are not inspected.

Any comments below suggesting repair, replacement, further evaluation, re-inspecting, etc... should be done before your inspection contingency period is over by a qualified/ licensed specialist who may identify additional issues that could affect your evaluation of the property.

A picture showing an issue may be a representation of a condition that is in multiple places, not necessarily just where the photo was taken.

Suggestions for your home

You may want to consider a home warranty policy which can be purchased by you or the sellers to help with unexpected, malfunctioning items to be repaired or replaced. Talk to a home warranty company for details.

You may want to contact your insurance company about the insurability and cost before you close.

We recommend a licensed and / or qualified person to do the repairs and improvements suggested in this report.

We always recommend you have a pest / rodent control company inspect prior to the end of your inspection contingency period is over.

House in Perspective

Description

BUILT IN YEAR

1978, ~ 43 years

AGE OF HOME

Per listing

Homes built in the 70's or before are likely to have used lead based paints. If you remodeling or do anything that could disturb the paint have a lead inspection performed. It is not part of this inspection.

Until the 1970 many building products and insulation used in homes contained asbestos (US Consumers Product Safety Commision) Asbestos poses a hazard when it's disturbed and becomes airborne. Testing for this material is not part of a home inspection. If you plan on remodeling have the home tested for asbestos first.

SINGLE FAMILY HOME

Single story

Main Entrance Faces

DIRECTION

South

Observations

STATE OF OCCUPANCY

Occupied

Partially furnished

Deferred Cost Items

DEFERRED COST ITEMS

Hvac system

Weather Conditions

DURING THE INSPECTION

Sunny

TEMPERATURE

48 to 64

GROUND COVER

Dry

Limitations

VISUAL EXAMINATION

This visual examination of the home's physical structure and systems is limited by what we can see. Anything hidden by view such as things obstructed by furniture, carpet, personal belongings, boxes, insulation, landscaping and things behind walls/ceilings/flooring or below ground, under leaf litter/ snow are not inspected.

Comments

DUE TO

 Do to the many issues / problems related to the foundation, we recommend further evaluation by a structural engineer or foundation specialists.

FOUNDATION

Grounds

Service Walks

MATERIAL

Concrete



Caulk

CONDITION

Satisfactory

COMMENTS

MON Recommend caulking cracks and gaps to help reduce the chance of lift or sink.

Driveway/Parking

MATERIAL

Concrete



Caulk

Caulk



Sloped towards house



CONDITION

Satisfactory
Typical cracks
Pitched towards home

COMMENTS

MON Recommend sealing gaps and cracks at driveway to keep water from getting underneath which can cause lift or sink.

Porch

CONDITION

Satisfactory



FLOOR

Satisfactory

COMMENTS

Seal / caulk gaps and cracks to help reduce the chance of lift or sink.

Deck/Patio/Porch Covers

CONDITION

Satisfactory



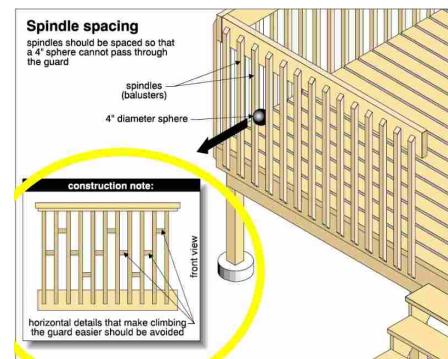
Deck/Balcony

MATERIAL

Wood



Climable



Loose railing



Wood to soil



Wood to soil

FINISH

Treated

COMMENTS

Deck appeared to be in satisfactory condition, applying a sealant on the wood will help prolong the life of the deck. Untreated wood can rot within a year or two.

SAFT The railing is climbable and should have spindles instead so that a small child can't climb over and fall, recommend repair.

SAFT Deck railing loose, recommend bracing.

Stoops/Steps

MATERIAL

Concrete



Recommend hand rail

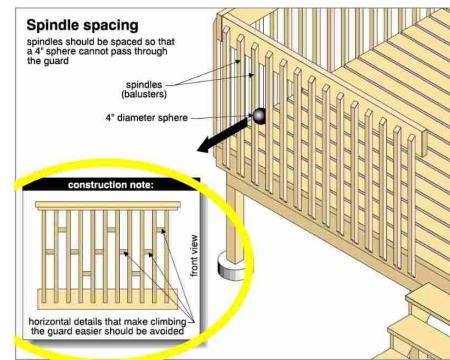
Wood



No risers , safety hazard



Climable railing. Safety hazard



CONDITION

Safety Hazard

COMMENTS

The railing is loose, recommend additional bracing.

SAFT Hand rails are recommended when there are 3 steps or more.

SAFT Recommend risers, small children and pets could squeeze between steps

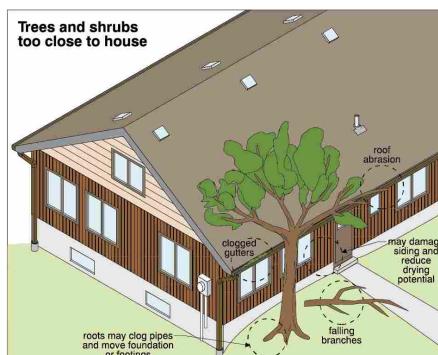
Landscaping affecting foundation

NEGATIVE GRADE

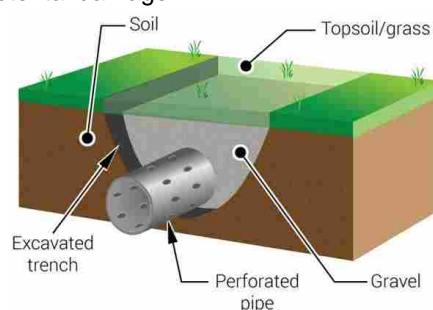
South

COMMENTS

Recommend trimming trees/vegetation so it does not come into contact with the home causing potential damage. 5+ feet away is the recommended trimming distance.



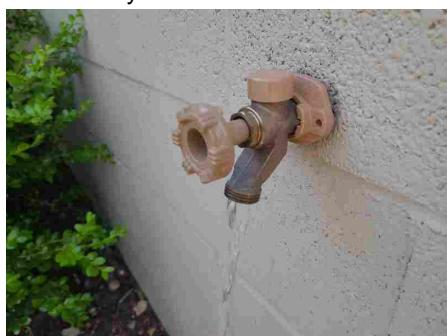
Recommend diverting water away from the foundation via a french drain or other systems to help keep water away from the foundation and equipment, causing potential damage.



Hose bibs

CONDITION

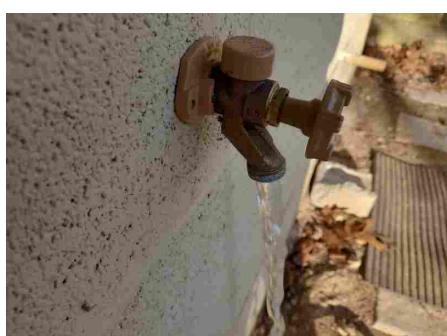
Satisfactory



Loose / leaks in crawl , north



Pipe split in crawl



OPERABLE

Yes

COMMENTS

North hose / pipe split/dripping, recommend licensed plumber repair

Exterior

Building(s) Exterior Wall Construction

TYPE

Framed



CONDITION

Not Visible

COMMENTS

Building structure not visible due to siding, not fully evaluated.

Exterior Doors

MAIN ENTRANCE

Satisfactory



REAR DOOR

Satisfactory



OTHER DOOR

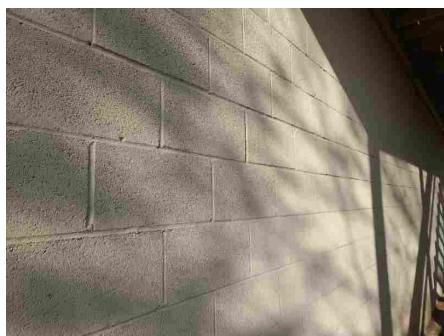
Satisfactory



Slab / Foundation

FOUNDATION WALL

Concrete block



Other

COMMENTS

Recommend further evaluation by a foundation specialist.

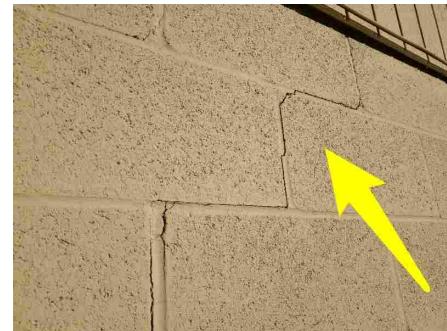
Cracks less than 1/4 wide should be patched with mortar, epoxy or similar material and monitored, if they become wider, you should consult with a foundation specialist.



East



Several steps cracks and block cracks



East, step cracks



West large step crack



North, step crack

Active cracks with sharp edges are noted as a potential major defect because they indicate a failure in progress and a situation that could grow worse, recommend further evaluation by a structural engineer and/or foundation specialist.
Foundation not fully visible.



Not visible

Windows/Screens

MATERIAL

Wood



No screens



Broken glass

Metal

SCREENS

Not installed
Satisfactory

COMMENTS

Some screens not installed

POOR Window(s) broken / glass, living room.

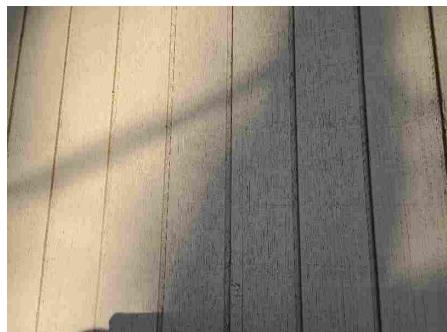
Siding

MATERIAL

Stone



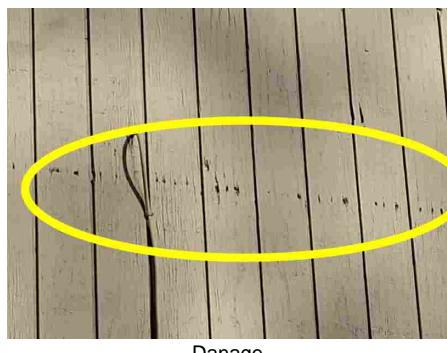
Wood



Damage



Damage / rot



Damage

CONDITION

Marginal to poor

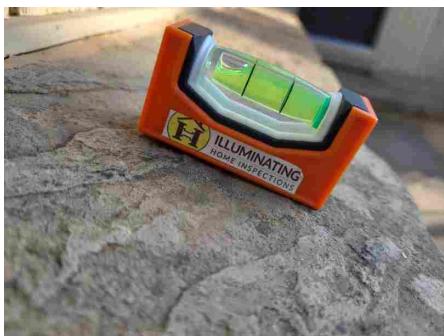
COMMENTS

Siding had some damage, recommend repairing/replacing damaged sections.

Trim

MATERIAL

Wood
Aluminum/Steel
Stone



CONDITION

Satisfactory



Soffit

MATERIAL

Wood



CONDITION

Satisfactory



Flashing

MATERIAL

Aluminum/Steel

CONDITION

Satisfactory

Caulking

CONDITION

Satisfactory

Gutters/Scuppers/Eavestrough

CONDITION

Satisfactory



MATERIAL

Galvanized/Aluminum

ATTACHMENT

Loose

EXTENSION RECOMMENDED

Yes



Divert flow around support post

Service Entry

LOCATION

Overhead



CONDITION

Satisfactory

EXTERIOR RECEPTACLES

Yes



GFCI PRESENT

Yes

Operable

Exterior A/C - Compressor Unit 1

BRAND

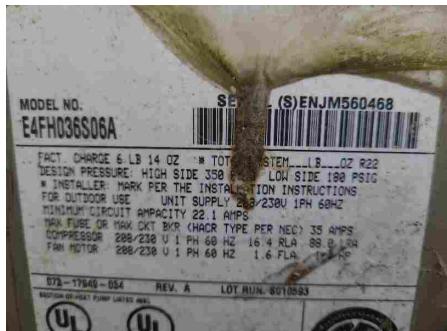
York



Not fully level



Damaged fins



SERIAL NUMBER

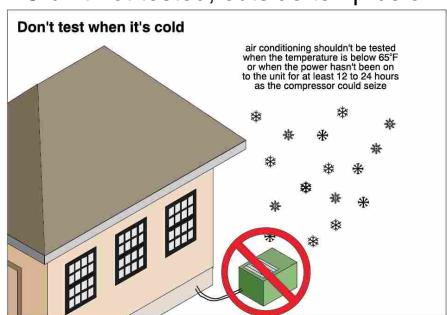
See picture

APPROXIMENT AGE

Unknown

CONDITION

AC unit not tested, outside temp below 65. Running the AC when exterior temps are at or below 65, could damage the unit.



LOCATION

West

MAX FUSE

35 amps

ENERGY SOURCE

Electric

UNIT TYPE

Air cooled

OUTSIDE DISCONNECT

Yes

LEVEL

No

CONDENSER FINS

Some damage.

INSULATION

Yes

IMPROPER CLEARANCE (AIR FLOW)

No

COMMENTS

Consumer reports states the life expectancy of an ac unit is approximately 12 -15 years.

The condenser fins have some damage, and the unit will not perform as efficiently as it should

MON The ac / compressor appears to be past its life expectancy, recommend budgeting for replacement sooner than later.

Chimney(s)

VIEWED FROM

Roof



Ladder at eaves

Ground (Inspection Limited)

RAIN CAP/SPARK ARRESTOR

Yes

CHASE

Stone

FLUE

Tile

CONDITION

Satisfactory

LOCATION(S)

Middle of Roof

Roof

General

VISIBILITY

All

The roof inspection was done from the ground, on a ladder at the eaves and on the roof.

Style of Roof

TYPE

Gable



PITCH

Medium

ROOF #1

Asphalt shingles



Ventilation System

TYPE

Soffit

Turbine / Whirly Bird



CONDITION

Marginal

Flashing

MATERIAL

Galv/Alum

Asphalt

Rubber

CONDITION

Satisfactory

Valleys

CONDITION

Satisfactory



Condition of Roof Coverings

CONDITION

Satisfactory



ESTIMATED AGE OF ROOF COVERING

1- 5 + years

Skylights

CONDITION

Satisfactory



Plumbing Vents

CONDITION

MON Satisfactory



Garage/Carport/Shop

Type

TYPE

Attached
Carport



Floor

MATERIAL

Concrete



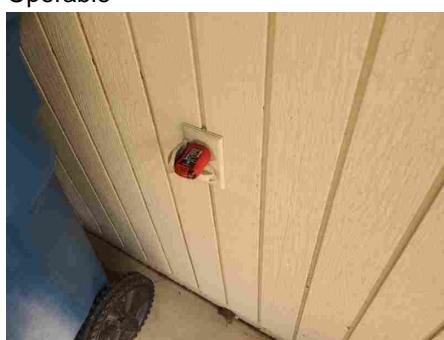
CONDITION

Satisfactory
Typical cracks

Electrical Receptacles

GFCI PRESENT

Yes
Operable



Roofing

MATERIAL

Same as house

Bathroom

Bathroom 1

LOCATION

Master bathroom
Bathroom 1



SINKS

Operable

TUBS

Operable

SHOWERS

Operable

TOILET
Operable

SHOWER/TUB AREA
Masonite
Tile

DRAINAGE
Satisfactory

WATER FLOW
Satisfactory

MOISTURE STAINS PRESENT
No

DOORS
Satisfactory

WINDOW
Satisfactory

GFCI
Yes
Operable

OPEN GROUND/REVERSE POLARITY
No

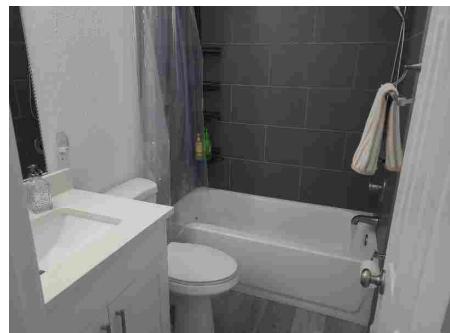
HEAT SOURCE PRESENT
Yes

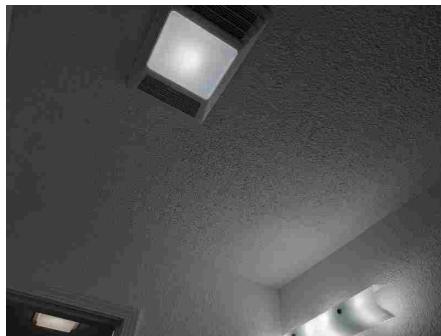
EXHAUST FAN
Yes

COMMENTS
The recommended safe bathing / showering temperature is 100 f.

Bathroom 2

LOCATION
Bathroom 2





SINKS

Operable

TUBS

Operable

SHOWERS

Operable

TOILET

Operable

SHOWER/TUB AREA

Masonite

Tile

DRAINAGE

Satisfactory

WATER FLOW

Satisfactory

MOISTURE STAINS PRESENT

No

DOORS

Satisfactory

GFCI

Yes

Operable

OPEN GROUND/REVERSE POLARITY

No

EXHAUST FAN

Yes
Operable

COMMENTS

The recommended safe bathing / showering temperature is 100 f.

Room

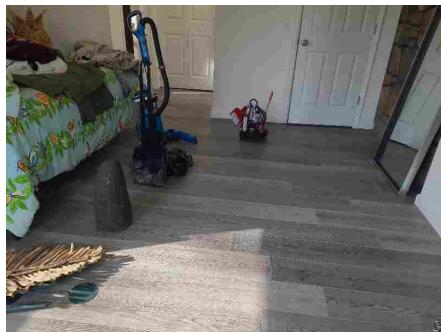
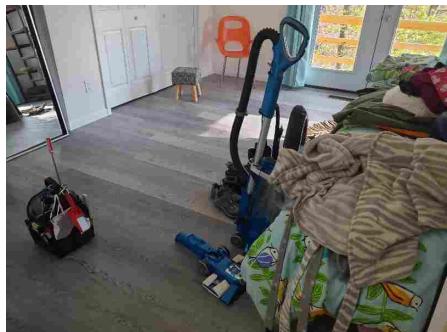
Bedroom 1

LOCATION

Master bedroom
Bedroom 1



Window does stay up



TYPE

BEDROOM

WALLS & CEILING

Satisfactory

MOISTURE STAINS

No

FLOOR

Satisfactory

CEILING FAN

Satisfactory

ELECTRICAL

Switches
Receptacles

HEATING SOURCE PRESENT

Yes
Floor

DOORS

Satisfactory

WINDOWS

Marginal

COMMENTS

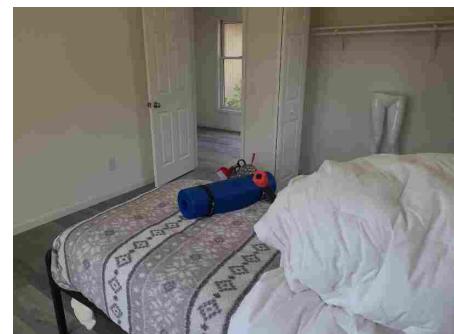
 We recommend all bedrooms have smoke detectors.

The window springs are not operating windows does not stay up, recommend repair/ replacement.

Bedroom 2

LOCATION

Bedroom 2



No chain pull for fan, not tested



Side
Back

TYPE

BEDROOM

WALLS & CEILING

Satisfactory

MOISTURE STAINS

No

FLOOR

Satisfactory

CEILING FAN

Recommend repair chain pull

ELECTRICAL

Switches

Receptacles

HEATING SOURCE PRESENT

Yes

Floor

DOORS

Satisfactory

WINDOWS

Satisfactory

COMMENTS

SAFT We recommend all bedrooms have smoke detectors.

Bedroom 3

LOCATION

Bedroom 3



Back

Middle

TYPE

BEDROOM

WALLS & CEILING

Satisfactory

MOISTURE STAINS

No

FLOOR

Satisfactory

CEILING FAN

Satisfactory

ELECTRICAL

Switches

Receptacles

HEATING SOURCE PRESENT

Yes
Floor

DOORS

Satisfactory

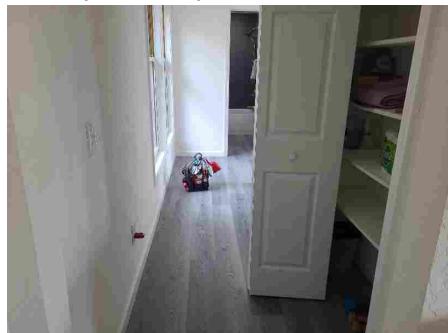
COMMENTS

 We recommend all bedrooms have smoke detectors.

Entry and Hallways

LOCATION

Hallway and entry



TYPE

Entry and hallways

WALLS & CEILING

Satisfactory

MOISTURE STAINS

No

FLOOR

Satisfactory

ELECTRICAL

Switches
Receptacles

HEATING SOURCE PRESENT

No

DOORS

Satisfactory



Window does not stay up

WINDOWS

Windows don't stay up, recommend repair / replacement.

Kitchen

Countertops

CONDITION

Satisfactory



Cabinets

CONDITION

Satisfactory



Plumbing

FAUCET LEAKS

No



PIPES LEAK/CORRODED

No

SINK/FAUCET

Satisfactory

FUNCTIONAL DRAINAGE

Satisfactory

FUNCTIONAL FLOW

Satisfactory

COMMENTS

There were no visible active piping leaks at the time of the inspection.

Water flow was normal.

Walls & Ceiling

CONDITION

Satisfactory



Heating/Cooling Source

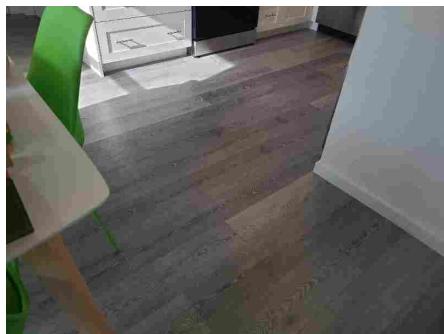
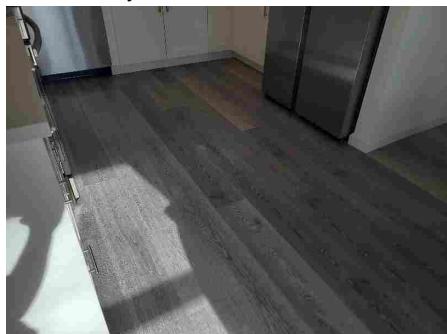
NONE

None

Floor

CONDITION

Satisfactory



Appliances

DISPOSAL

Operable

OVEN

Operable

STOVE TOP / RANGE

Operable

DISHWASHER

Operable

EXHAUST FAN

N/A

REFRIGERATOR

Operable

MICROWAVE

Operable

GFCI

Yes

Operable

OPEN GROUND/REVERSE POLARITY:

No

COMMENTS

Appliances only tested for operation, working or not. quality or extent of operation not part of testing or inspection



Ice and water dispensers not tested.

Laundry Room

ROOM VENTED

Yes

DRYER VENTED

Wall



ELECTRICAL

Satisfactory

WASHER HOOK-UP LINES/VALVES

Satisfactory

COMMENTS

Washer and dryer are not tested.

Recommend monitoring dryer vent for lint and build up, keep clean to help reduce the chance of a fire.

Interior

Smoke/Carbon Monoxide detectors

SMOKE DETECTOR

Present



COMMENTS

MON Smoke detector was not tested at the time of inspection.

Recommend changing smoke detectors /CO batteries when you first move in and then every 6 -12 months.

Fireplace

TYPE

Wood





Do not store wood here, fire hazard

MATERIAL

Cast Iron

HEARTH EXTENSION ADEQUATE

Yes

MANTEL

Secure

PHYSICAL CONDITION

Satisfactory

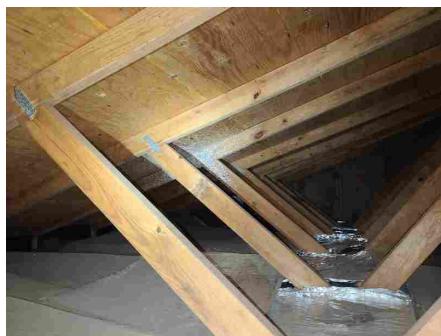
LOCATION(S)

Living room

Attic/Structure/Framing/Insulation

ACCESS

Scuttlehole / Hatch



Open junction box

INSPECTED FROM

Access panel

LOCATION

Bedroom Closet

FLOORING

None

INSULATION

Loose

INSTALLED IN

Between ceiling joists

VENTILATION

Ventilation appears adequate

FANS EXHAUSTED TO

Not Visible

CHIMNEY CHASE

Not Visible

STRUCTURAL PROBLEMS OBSERVED

No

ROOF STRUCTURE

Trusses

Wood

CEILING JOISTS

Wood

SHEATHING

Plywood

EVIDENCE OF CONDENSATION

No

EVIDENCE OF MOISTURE

No

EVIDENCE OF LEAKING

No

ELECTRICAL

 Capped wires with no junction box, recommend repair.

COMMENTS

Rafters appeared to be in overall adequate condition.

Insulation was sufficient for homes in this area.

Bath exhaust fans not visible.

Dining Room

LOCATION

Front



Window does not stay up

WALLS & CEILING

Satisfactory

MOISTURE STAINS

No

FLOOR

Satisfactory

ELECTRICAL

Switches

No plugs / outlets.

HEATING SOURCE PRESENT

Yes

Floor

WINDOWS

Marginal

COMMENTS

The window springs are not operating, window does not stay up, recommend repair/ replace.

Living Room

LOCATION

Back



Left window cracked



cracked glass



WALLS & CEILING

Satisfactory

MOISTURE STAINS

No

FLOOR

Satisfactory

CEILING FAN

None

ELECTRICAL

Switches

Receptacles

HEATING SOURCE PRESENT

Yes

Floor

DOORS

Satisfactory

WINDOWS

Satisfactory

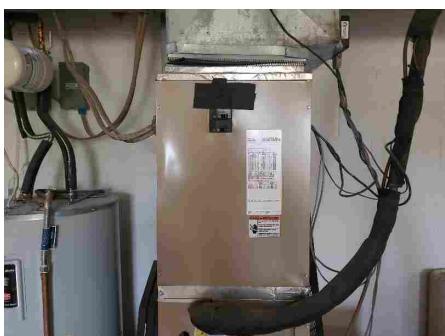
Cracked glass

Heating System & Cooling

Heating system Unit 1

BRAND NAME

Unknown





SERIAL NUMBER

See picture

APPROXIMANT AGE

Unknown

CONDITION

Marginal

ENERGY SOURCE

Electric

WARM AIR SYSTEM

Central system

DISTRIBUTION

Metal duct

FILTER

Standard

Needs cleaning/replacement

WHEN TURNED ON BY THERMOSTAT

Fired

COMMENTS

Consumer reports states the average life expectancy of a electric furnace is 15 years.

Furnace was in normal working order at the time of the inspection.

MON Filter should be changed monthly to help keep your unit running efficiently.

The rating is primarily a function of its age.

Furnace appears to be past its life expectancy but appeared to be in working order during the inspection. Recommend budgeting for a replacement sooner than later.

Evaporator Coil unit 1

EVAPORATOR COIL

Not Visible

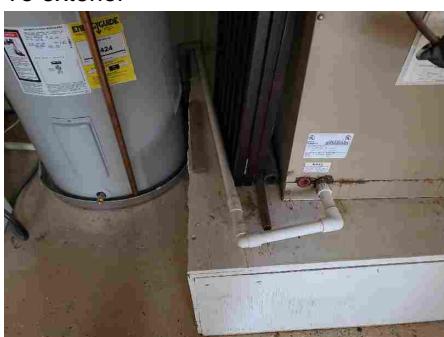
REFRIGERANT LINES

Insulation missing, recommend adding



CONDENSATE LINE/DRAIN

To exterior



SECONDARY CONDENSATE LINE/DRAIN

Needed



CONDITION

Marginal

Some rusting / showing its age



Rusting

COMMENTS

Ac / evaporator: there was no secondary drain line, overflow pan or float switch, recommend adding one so there is a backup to the main line.

Plumbing

Water service

WATER PRESSURE

Low

WATER ENTRY PIPING

Not Visible

VISIBLE WATER DISTRIBUTION PIPING

Copper



Split / hole in pipe crawl , south front hose bib

FLOW

Satisfactory

PIPES SUPPLY/DRAIN

Leaking

DRAIN/WASTE/VENT PIPE

PVC



CONDITION

Satisfactory to poor

TRAPS PROPER P-TYPE

Yes

DRAINAGE

Satisfactory

COMMENTS

POOR Spit copper pipe in crawl, leaking, recommend further evaluation and repair.

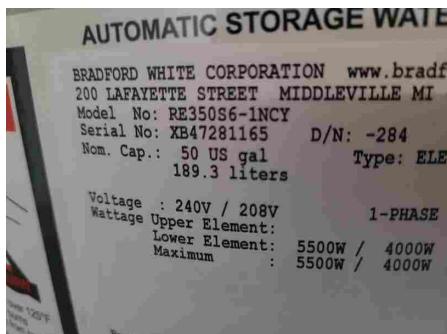
Water heater #1

BRAND NAME:

Bradford white



Drains to crawl



SERIAL NUMBER

See picture

APPROXIMANT AGE

2 years

SIZE / GALLONS

50

TYPE

Electric

RELIEF VALVE

Yes

COMMENTS

Consumer Reports States the average life expectancy of an electric water heater is 11 years.

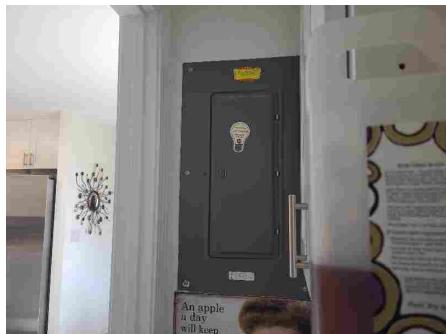
Drain pipe from pan should not drain into the crawl, it should drain to the exterior. Crawls should remain as dry as possible to help avoid moisture damage and the like.

Electric System

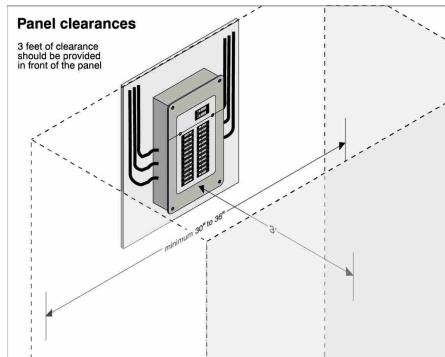
Main panel

ADEQUATE CLEARANCE TO PANEL

No



Blocked could not see behind panel



AMPERAGE/VOLTAGE

Unknown

BREAKERS/FUSES

Breakers

APPEARS GROUNDED

Not Visible

MAIN WIRE

Not Visible

BRANCH WIRE

Not Visible

BRANCH WIRE CONDITION

Not evaluated

LOCATION

Laundry room

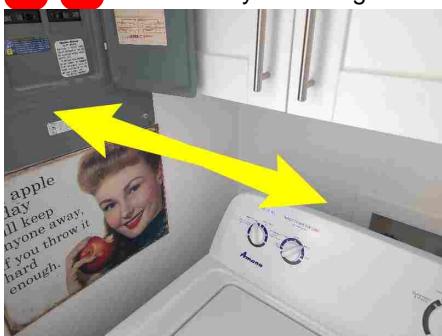
COMMENTS

Panel size appeared to be compatible to service size.

Main disconnect was located outside at the meter.

No signs of overheating were evident at the time of the inspection.

POOR **SAFT** Under today's building standards electrical panels should not be so close to water source.



Close to a water source

Crawl Space

Crawl space

TYPE

Combination basement/crawl space/slab



Access

LOCATION

Via basement

INSPECTED FROM

Access panel

In the crawl space

COMMENTS

Stored material and/or insulation may limit visibility of items listed below.

Foundation walls

CONDITION

Recomend further evaluation by a foundation specialist. Also see comments in foundation section

MATERIAL

Concrete block

COMMENTS

Walls covered with paneling/drywall, foundation walls not visible, not evaluated.



North wall / mildew / mold like potential,
recommend further evaluation



Light coming thru , west wall, large crack



East wall, large crack, light coming thru

Cracks over 3/8" wide are an indication of a potentially serious problem, recommend further evaluation by a foundation specialist.

Active cracks with sharp edges are noted as a major defect because they indicate a failure in progress and a situation that could grow worse, recommend further evaluation by a foundation specialist.

Efflorescence found, this is a powdery white substance that appears when water with dissolved minerals evaporates.

Foundation wall in basement area appears to have what looks like mildew / mold, recommend further evaluation.

Floor

MATERIAL

Gravel

Dirt



COMMENTS

Crawls below grade and water intrusion could occur at any time.

Water found in crawls can cause mildew and mold like conditions, recommend further evaluation.

Drainage

STANDING WATER

POOR Yes



Water from water heater



Water from cracked copper pipe

COMMENT

(Also see landscape and gutter comments)

Ventilation

LOCATION

Wall vents



Girders/Beams/Columns

MATERIAL

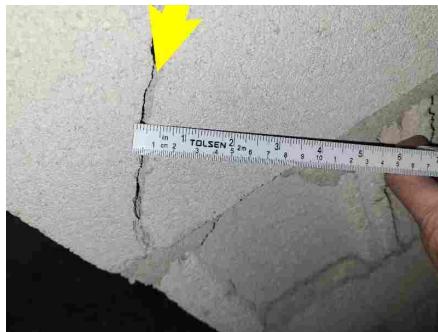
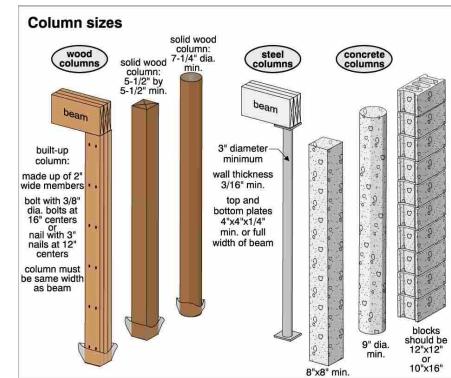
Steel



Wood



Masonry



CONDITION

Poor

COMMENTS

POOR Columns leaning / cracked, recommend further evaluation and repair.

Joists

MATERIAL

Wood



Subfloor

GENERAL

Not Visible

Insulation

TYPE

Fiberglass



Vapor barrier

PRESENT

No



CONDITION

Poor

COMMENTS

 It's recommended to have poly sheeting on the ground floor in a crawl to help reduce ground moisture related issues like, mildew mold potentials.

Limitations / Environmental Concerns

Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and there treatments to windows, interior walls, ceilings, and floors; recreational equipment or facilities; pool/spa water purification systems (ozone generator/saltwater, etc.); underground storage tanks, energy efficiency measurements; motion or photo-electric sensor lighting; concealed or private secured systems; water wells; all overflow drains; heating systems accessories; solar heating systems; heat exchangers; sprinkling systems; water softener or purification systems; central vacuum systems; telephone, intercom or cable TV systems; antennae, lightning arrestors, load controllers; trees or plants; governing codes, ordinances, statutes, and covenants; and manufacturer specifications, recalls, and EIFS. Client understands that these systems, items, and conditions are excepted from this inspection. Any general comments about these systems, items, and conditions in the report are informal only and DO NOT represent an inspection.

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our clients and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement.

This summary page provides only some of the information contained in the report. Therefore, it's important to carefully read the report in full.

House in Perspective - Limitations

VISUAL EXAMINATION

1: This visual examination of the home's physical structure and systems is limited by what we can see. Anything hidden by view such as things obstructed by furniture, carpet, personal belongings, boxes, insulation, landscaping and things behind walls/ceilings/flooring or below ground, under leaf litter/ snow are not inspected.

House in Perspective - Comments

DUE TO

POOR 2: Do to the many issues / problems related to the foundation, we recommend further evaluation by a structural engineer or foundation specialists.

Grounds - Service Walks

COMMENTS

MON 3: Recommend caulking cracks and gaps to help reduce the chance of lift or sink.

Grounds - Driveway/Parking

COMMENTS

MON 4: Recommend sealing gaps and cracks at driveway to keep water from getting underneath which can cause lift or sink.

Grounds - Deck/Balcony

COMMENTS

5: Deck appeared to be in satisfactory condition, applying a sealant on the wood will help prolong the life of the deck. Untreated wood can rot within a year or two.

SAFT 6: The railing is climbable and should have spindles instead so that a small child can't climb over and fall, recommend repair.

SAFT 7: Deck railing loose, recommend bracing.

Grounds - Stoops/Steps

COMMENTS

8: The railing is loose, recommend additional bracing.

SAFT 9: Hand rails are recommended when there are 3 steps or more.

SAFT 10: Recommend risers, small children and pets could squeeze between steps

Grounds - Landscaping affecting foundation

COMMENTS

11: Recommend trimming trees/vegetation so it does not come into contact with the home causing potential damage. 5+ feet away is the recommended trimming distance.

12: Recommend diverting water away from the foundation via a french drain or other systems to help keep water away from the foundation and equipment, causing potential damage.

Grounds - Hose bibs

COMMENTS

13: North hose / pipe split/dripping, recommend licensed plumber repair

Exterior - Slab / Foundation

COMMENTS

14: Recommend futher evaluation by a foundation specialist.

15: Cracks less than 1/4 wide should be patched with mortar, epoxy or similar material and monitored, if they become wider, you should consult with a foundation specialist.

16: Active cracks with sharp edges are noted as a potential major defect because they indicate a failure in progress and a situation that could grow worse, recommend further evaluation by a structural engineer and/or foundation specialist.

Exterior - Windows/Screens

COMMENTS

POOR **17:** Window(s) broken / glass, living room.

Exterior - Siding

COMMENTS

18: Siding had some damage, recommend repairing/replacing damaged sections.

Exterior - Exterior A/C - Compressor Unit 1

COMMENTS

19: The condenser fins have some damage, and the unit will not perform as efficiently as it should

MON **20:** The ac / compressor appears to be past its life expectancy, recommend budgeting for replacement sooner than later.

Room

Bedroom 1

COMMENTS

SAFT **21:** We recommend all bedrooms have smoke detectors.

Entry and Hallways

WINDOWS

22: Windows dont stay up, recommend repair / replacement.

Interior - Attic/Structure/Framing/Insulation

ELECTRICAL

SAFT **23:** Capped wires with no junction box, recommend repair.

Dining Room

COMMENTS

24: The window springs are not operating, window does not stay up, recommend repair/ replace.

Heating System & Cooling - Heating system Unit 1

COMMENTS

25: Furnace appears to be past its life expectancy but appeared to be in working order during the inspection. Recommend budgeting for a replacement sooner than later.

Plumbing - Water service

COMMENTS

POOR **26:** Spit copper pipe in crawl, leaking, recommend further evaluation and repair.

Plumbing - Water heater #1

COMMENTS

27: Drain pipe from pan should not drain into the crawl, it should drain to the exterior. Crawls should remain as dry as possible to help avoid moisture damage and the like.

Crawl Space - Foundation walls

COMMENTS

28: Cracks over 3/8" wide are an indication of a potentially serious problem, recommend further evaluation by a foundation specialist.

29: Active cracks with sharp edges are noted as a major defect because they indicate a failure in progress and a situation that could grow worse, recommend further evaluation by a foundation specialist.

30: Foundation wall in basement area appears to have what looks like mildew / mold, recommend further evaluation.

Crawl Space - Floor

COMMENTS

31: Water found in crawls can cause mildew and mold like conditions, recommend further evaluation.

Crawl Space - Drainage

STANDING WATER

 **32:** Yes

Crawl Space - Girders/Beams/Columns

COMMENTS

 **33:** Columns leaning / cracked, recommend further evaluation and repair.

Crawl Space - Vapor barrier

COMMENTS

 **34:** It's recommended to have poly sheeting on the ground floor in a crawl to help reduce ground moisture related issues like, mildew mold potentials.