



Home Inspection Report For:

1234 Any Street
Anytown, USA 12345



Inspector: Matthew Bartels
NCHILB License # 2490
Report Number: XXXXXXXX
Date of Inspection: XXXXXXXX

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Definition of Terms

Satisfactory (S): Indicates the component is functionally consistent with its original purpose allowing for normal wear and tear and deterioration.

Marginal (M): Indicates that while the component may be functioning, it may be an inappropriate installation, need maintenance, further observation, or need repair /replacement in the near future.

Poor (P): Indicates that the component will need repair or replacement now or in the very near future.

Hazard (H): Indicates that a component is unsafe and in need of immediate attention.

General Information 1.0

This inspection is being performed for the exclusive use and benefit of the client, and the inspection, including this report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission from Sure Sight Home Inspection, Inc.

*Please note that all directional references in this report will be from the street looking towards the front of the home

Client Name: XXXXXXXXX

Home Phone#

Work Phone#

Mobile Phone#

E-Mail Address# XXXXXXXXX

Present Address:

XXXXXXXXXX

XXXXXXXXXX

Inspection Address

XXXXXXXXXX

XXXXXXXXXX

*Please note that all directional references in this report will be from the street looking towards the front of the home

Report Number: XXXXXXXXX

Date of Inspection: XXXXXXXXX

Inspection Start Time: 9:00am

Inspection End Time: 3:00 pm

Current Weather: Overcast

Current Temperature: 60-65 F

Ground Conditions: Moist

House Type: Single Family

State of occupancy: Unoccupied

Approx Property Age: 30-35 Years

Inspection Fee: \$.00

Radon Test Fee: \$.00

Other Fee: \$.00

Total Fee: \$.00

Paid in full by: Cash Check# Credit Billed

Payment Accepted By:



Date:

Site 2.0

2.1 Service Walks

Materials: Concrete
Concerns: Common Cracks Major Cracks Raised/Settled Surface
 Spalling/Pitted

Comments:

S M P H

2.2 Driveway

Materials: Concrete
Concerns: Common Cracks Major Cracks Raised/Settled Surface
 Spalling/Pitted

Comments: Cracks were present in the concrete driveway. Recommend sealing/repairing as needed.

S M P H



2.3 Steps/Stoops/Porch

(See roof page if covered)

Steps/Floor: Concrete Brick
Concerns: Common Cracks Loose Bricks/Mortar Damaged Wood
 Spalling/Pitted

Support Posts: Wood
Concerns: Deteriorated Finish Loose Bricks/Mortar Damaged Wood

Comments:

S M P H

2.4 Patio/Areaway

(See roof page if covered)

Steps/Floor: Concrete
Concerns: Common Cracks Major Cracks Raised/Settled Surface
 Spalling/Pitted

Support Posts:

Comments: A crack was present in the concrete patio. Recommend sealing/repairing as needed.

S M P H

2.5 Deck

(See roof page if covered)

Materials: Painted/Stained Wood
Concerns: Railing Loose/Missing Decking Warped/Splintered/Nail Pops
 Bouncing/Movement Apparent Improperly Secured to Structure
 Deteriorated Finish

S M P H

Comments: The deck was in need of various safety upgrades. Recommended upgrades include:
Securing deck to the house using carriage bolts
Adding diagonal bracing to the 2 story 4x4 posts
Installing a railing/baluster system where the spacing is less than 4 inches apart.
and possible replacement of support posts that have wood rot or excessively twisted.

The deck was also in need of general maintenance including cleaning, sanding, or replacement of weathered boards as needed.



2.6 Landscaping Affecting Foundation

- Concerns:**
- Grade Slopes Towards Structure
 - Soil Levels Close to/in Contact With Wood
 - Tree Branches Overhang Roof
 - Shrubby/Vegetation in contact with siding
 - Low Spots in grade
 - Yard Drains Observed (Not Tested)

S M P H

Comments: The grade surrounding the foundation was too high in areas and in contact with wood trim and siding. The grade surrounding the house did not have a positive slope away from the foundation in all areas.

Vegetation was in contact with the siding in multiple areas surrounding the house.

The grade around the house should be adjusted to be lower than any wood siding or trim yet still slope away from the home for several feet. If this grading can't be reasonably achieved, the installation of a French drain system may be needed.

Any vegetation that is in contact with the home or roof should be trimmed or removed as needed to provide a recommended 2 feet of clearance from the home.



2.7 Retaining Wall(s) (Retaining walls are only inspected if they can affect the structure of the inspected home)

- Materials:** Masonry
- Concerns:**
- Bowing/Leaning
 - Low soil level at top of wall
 - Common Cracks
 - Major Cracks

S M P H

Comments:

2.8 Fencing (Fencing is not included in the home inspection unless it is affecting the inspected home in a negative way)

- Materials:**
- Comments:** N/A

S M P H

Roof Coverings 3.0

3.1-a Roof Covering #1

Visibility: All

Limited By:

Inspected From: Roof

Style of Roof: Gable

Pitch: Medium

Materials: Asphalt Shingle

Estimated Age: 5-10 Years*This is an estimate based on observed conditions and/or info obtained from owner, site, etc.

- Concerns:
- | | |
|---|--|
| <input checked="" type="checkbox"/> Nail Pops | <input type="checkbox"/> Missing Tabs/Shingles/Tiles |
| <input type="checkbox"/> Granule Loss | <input type="checkbox"/> Curling |
| <input type="checkbox"/> Moss Buildup | <input type="checkbox"/> Cracked/Torn |
| <input type="checkbox"/> Buckling/Wrinkling | <input type="checkbox"/> Blistered |
| <input type="checkbox"/> Standing Water | <input type="checkbox"/> Exposed Felt |
| <input type="checkbox"/> Damaged shingles/tiles | <input type="checkbox"/> Improper/Amateur Installation |
| <input type="checkbox"/> Previous Repairs Visible | <input type="checkbox"/> |

Comments: Nail pops were found at the front and rear roof. The raised nails were pushing up shingles preventing them from laying flat. The nail pops should be repaired and sealed as needed.



S M P H

3.2 Flashings

Visibility: Percent

Limited By: Wall cladding Roof Coverings

Inspected From: Roof

Materials: Galvanized/Aluminum

- Concerns:
- | | |
|--|--|
| <input type="checkbox"/> Rusted | <input type="checkbox"/> Failing/Missing sealant |
| <input checked="" type="checkbox"/> Pulled away at chimney | <input type="checkbox"/> Pulled away at roof |
| <input type="checkbox"/> Missing/Incomplete | <input type="checkbox"/> Improper/Amateur Installation |
| <input type="checkbox"/> Previous Repairs Visible | <input type="checkbox"/> |

Comments: The chimney flashing has pulled up from the roof. Secure nails and seal as needed.

S M P H

3.3 Plumbing Vents

Visibility: All

Limited By:

Inspected From: Roof

- Concerns:
- | | |
|--|---|
| <input type="checkbox"/> Rusted | <input type="checkbox"/> Failing/Missing sealant |
| <input checked="" type="checkbox"/> Deteriorated boot flashing | <input checked="" type="checkbox"/> Pulled away at roof |
| <input type="checkbox"/> Previous Repairs Visible | <input type="checkbox"/> |

Comments: A roof vent boot flashing was torn and is in need of repair/replacement
A plumbing vent flashing has pulled up from the roof and needs to be refastened and sealed.

S M P H



3.4 Skylights

Visibility:

Limited By:

Inspected From:

Concerns: Previous Repairs Visible

Improper/Amateur Installation

Comments:

S M P H

Exterior 4.0

4.1-a Chimney(s)*See roof section 2.2 for flashing

S M P H

Location: Left Side
Visibility: Percent
Limited By: Height/Design
Inspected From: Roof Ground with binoculars
Type/Material: Masonry

Concerns:

<input type="checkbox"/> Leaning/Settlement	<input type="checkbox"/> Deteriorated/loose mortar
<input type="checkbox"/> Loose/Missing Bricks	<input type="checkbox"/> Spalling masonry
<input checked="" type="checkbox"/> Cracked chimney cap	<input type="checkbox"/> Rusted chimney/cap
<input type="checkbox"/> Missing spark arrestor/rain cap	<input type="checkbox"/> Soot/Creosote Buildup visible
<input type="checkbox"/> Unlined flue	<input type="checkbox"/>

Comments: The concrete/mortar chimney cap is cracked. Seal/Repair
 Caulking is needed at the joint between the chimney and vertical trim.
 The ash dump at the chimney exterior was full. Clean.



4.2 Gutters and Downspouts

S M P H

Materials: Galvanized/Aluminum
Concerns:

<input type="checkbox"/> Rust/Holes	<input type="checkbox"/> Loose fasteners
<input checked="" type="checkbox"/> Debris Filled	<input type="checkbox"/> Missing/short downspout extensions
<input type="checkbox"/> Missing splash block(s)	<input type="checkbox"/>

Comments: The gutters are in need of a cleaning. Leaves/Debris present.
 The downspouts were run underground and not visible. Recommend further evaluation and cleaning as needed at all underground downspout extensions.
 The front gutter appears to be overflowing at the right side, at a point directly above the far right windows and foundation wall vent. This is the likely cause (or at least a part of it) of the water entering through the front wall vent. (See Structure section.)

4.3 Siding

S M P H

Materials: Wood plank
Concerns:

<input checked="" type="checkbox"/> Wood Rot	<input type="checkbox"/> Cupping/Checking
<input checked="" type="checkbox"/> Damaged/Loose Components	<input type="checkbox"/> Missing Components
<input checked="" type="checkbox"/> Nail Problems	<input type="checkbox"/> Swelling/Buckling/Warping
<input checked="" type="checkbox"/> Deteriorated caulking	<input checked="" type="checkbox"/> Deteriorated finish
<input type="checkbox"/> Deteriorated/loose mortar	<input type="checkbox"/> Loose/Missing Bricks
<input type="checkbox"/> Spalling masonry	<input type="checkbox"/> Cracks Found
<input type="checkbox"/> Previous Repairs Visible	<input type="checkbox"/> Improper/Amateur Installation
<input type="checkbox"/>	

Comments: Peeling paint was found on various sections of siding on all 4 sides of the house.
 Recommend repainting and caulking.
 Various siding planks were warped, split, or otherwise damaged. When repainting and caulking, any damaged planks should be repaired or replaced as needed.

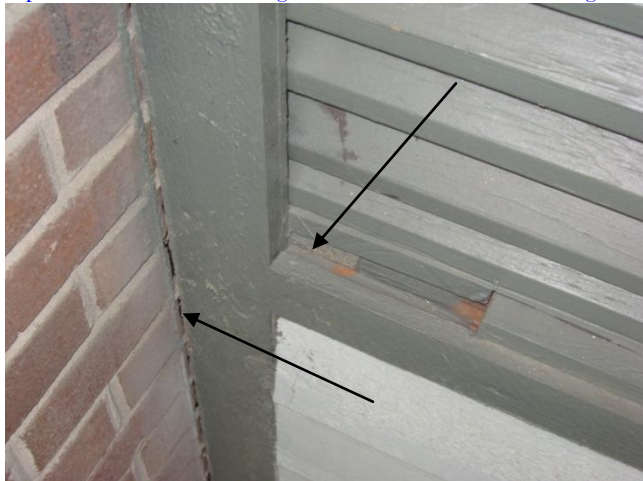


4.4 **Trim/Soffit/Fascia**

- Materials:** Wood
- Concerns:**
- | | |
|---|---|
| <input checked="" type="checkbox"/> Wood Rot | <input type="checkbox"/> Cupping/Checking |
| <input type="checkbox"/> Damaged/Loose Components | <input type="checkbox"/> Missing Components |
| <input checked="" type="checkbox"/> Deteriorated caulking | <input checked="" type="checkbox"/> Deteriorated finish |
| <input type="checkbox"/> Previous Repairs Visible | <input type="checkbox"/> Improper/Amateur Installation |
| <input type="checkbox"/> | |

S M P H

Comments: Peeling paint was found on various sections of trim on all 4 sides of the house. Recommend repainting and caulking.
 Wood rot was found on the trim that was in contact with the soil in the planting beds. Any rotted wood should be repaired/replaced as needed.
 A piece of trim was missing from the sill of the left side gable vent louvers Repair and seal as needed



4.5 **Exterior Doors**

- Concerns:**
- | | |
|---|---|
| <input type="checkbox"/> Wood Rot | <input checked="" type="checkbox"/> Missing/Damaged Weather-strip |
| <input checked="" type="checkbox"/> Deteriorated caulking | <input checked="" type="checkbox"/> Deteriorated finish |
| <input type="checkbox"/> Need repair/adjustment | <input type="checkbox"/> |

S M P H

Comments: Peeling paint was found on various exterior doors Recommend repainting and caulking
 The front door deadbolt is not adjusted properly and is difficult to latch. The front door handle is loose. Repair
 The weather strip at the 1st floor door to the deck is in poor condition. Repair/Replace
 The door to the exterior storage area rubs on the jamb and is difficult to close. Repair

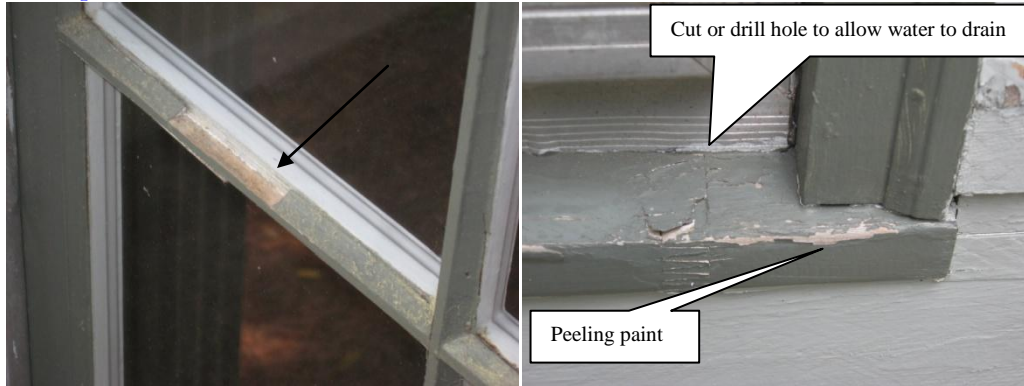


4.6 Window Exterior

- Materials:** Wood
- Concerns:** Wood Rot Broken Glass
 Deteriorated caulking Deteriorated finish

S M P H

Comments: Deteriorated glazing compound (putty) was found on various windows. Repair. Recommend cutting paint/caulk seal at the bottom of the storm window frame. The weep holes are not properly draining and water is being held on the wood sill. If water drainage is still not sufficient, recommend drilling small holes on the sides of the storm window frames to allow for water drainage. Peeling paint was found on various windows on all 4 sides of the house. Recommend repainting and caulking.



4.7 Exterior Electrical

- Concerns:** Receptacle(s) Damaged Missing/Damaged weatherproof cover(s)
 Reverse Polarity Open Ground
 GFCI protection not verified Receptacle(s) not GFCI Protected
 Light(s) not operational Light(s) not secured to wall
- Concerns:** Light(s) operation not verified Unprotected/Exposed "Romex" wiring
 Extension Cord wiring

S M P H

Comments: The exterior lights were not secured to the wall and sealed with caulking around the base. Repair

A grounding prong was stuck into the front porch receptacle. Remove
 The light at the 2nd floor deck was not operating. Change bulb or repair as needed.
 A cover plate was missing from a junction box in the rear of the crawl space. Install cover
 A cover plate was missing from a light switch at the crawlspace entrance. Install cover

4.8 Garage Walls and Ceiling

- Concerns:** No firewall present Unsealed holes in firewall
 Exposed flammable insulation Unfinished joints in firewall
 Moisture stains

S M P H

Comments:

4.9 Garage Floor

- Materials:** Concrete
- Concerns:** Common Cracks Major Cracks Raised/Settled Surface
 Spalling/Pitted

S M P H

Comments:

4.10 Garage Overhead Door(s)

Materials: Wood

Opener Type: Automatic

- Concerns:
- | | |
|---|--|
| <input type="checkbox"/> Damaged door panels | <input type="checkbox"/> Inoperable opener |
| <input type="checkbox"/> Photo sensor failed to operate | <input checked="" type="checkbox"/> Safety reverse failed to operate |
| <input type="checkbox"/> Photo sensor too high | <input type="checkbox"/> Halting/Jerking movements |
| <input type="checkbox"/> Poor counter balance | <input type="checkbox"/> Improper/Amateur Installation |
| <input type="checkbox"/> | |

Comments: No photo eye sensor was installed on the garage door openers. Recommend installing. The safety reverse did not operate when meeting resistance on either door. Repair

S M P H

4.11 Garage Door to Interior

- Concerns:
- | | |
|--|--|
| <input type="checkbox"/> Installed pet door | <input type="checkbox"/> Missing/Damaged Weather-strip |
| <input checked="" type="checkbox"/> Not fire rated | <input type="checkbox"/> No automatic closer (recommended) |
| <input type="checkbox"/> Need repair/adjustment | <input type="checkbox"/> |

Comments: The garage door to the interior does not appear to be fire rated. Recommend replacing with a fire rated door.

S M P H

4.12 Garage Windows

- Concerns:
- | | |
|---|--|
| <input type="checkbox"/> Missing/Broken hardware | <input type="checkbox"/> Failed seals in insulated windows |
| <input type="checkbox"/> Deteriorated caulking | <input type="checkbox"/> Failed counter balance mechanism |
| <input checked="" type="checkbox"/> Painted shut (unable to open) | <input type="checkbox"/> |

Comments: The rear garage window was stuck shut. Repair.

S M P H

4.13 Garage Electrical

- Concerns:
- | | |
|---|--|
| <input type="checkbox"/> Receptacle(s) Damaged | <input type="checkbox"/> Missing/Damaged cover(s) |
| <input type="checkbox"/> Reverse Polarity | <input type="checkbox"/> Open Ground |
| <input type="checkbox"/> GFCI protection not verified | <input checked="" type="checkbox"/> Receptacle(s) not GFCI Protected |
| <input type="checkbox"/> Light(s) not operational | <input type="checkbox"/> Light(s) not secured to wall |
- Concerns:
- | | |
|--|---|
| <input type="checkbox"/> Light(s) operation not verified | <input type="checkbox"/> Unprotected/Exposed "Romex" wiring |
| <input type="checkbox"/> Extension Cord wiring | <input type="checkbox"/> |

Comments: Recommend adding GFCI protection to the garage electrical circuits

S M P H

Kitchen 5.0

5.1 Range/Oven/Cook top

Concerns: Burner(s) not operating Oven not operating

Comments: No anti tip bracket was installed on the range. An anti tip bracket should be installed to prevent the range from tipping when weight is applied to an open oven door.

S M P H

5.2 Exhaust Fan

Concerns: Fan not operating Light not operating
 Unsecured

Comments: The louvers on the exterior of the exhaust vent hood are damaged/missing. Repair/Replace vent hood and/or louvers as needed.

S M P H

5.3 Built-In Microwave

Concerns: Not operating

Comments:

S M P H

5.4 Dishwasher

Concerns: Not operating Excessive noises/vibration
 Visible leaks

Comments: Not operated due to leak under kitchen sink

S M P H

5.5 Food Waste Disposal

Concerns: Not operating Excessive noises/vibration
 Visible leaks

Comments: N/A

S M P H

5.6 Refrigerator

Concerns:

Comments: The water line for the ice maker and water in the door was not installed.

S M P H

5.7 Kitchen Cabinets/Countertops

Concerns: Missing/Broken hardware Unsecured
 Excessive wear/damage

Comments: A pull out drawer bumps into the dishwasher control knob.

S M P H

5.8 Kitchen Walls and Ceiling

Concerns: Typical cracks found Peeling Paint
 Moisture stains

Comments: Fresh paint

S M P H

5.9 Kitchen Floor

Concerns: Excessive wear/damage Excessive slope/bounce/squeak/sag

Comments:

S M P H

5.10 Kitchen Electrical

Concerns: Receptacle(s) Damaged Missing/Damaged covers
 Reverse polarity Open Ground(s)
 Light(s) not operational Receptacle(s) not GFCI Protected
 Ceiling fan loose/out of balance

Comments: Recommend installing GFCI protected receptacles at all countertop circuits.

S M P H

5.11 Kitchen Plumbing

- Concerns:**
- | | |
|---|--|
| <input type="checkbox"/> Leaking Faucet(s) | <input checked="" type="checkbox"/> Leaking pipe(s) |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> No Air gap/High loop for dishwasher discharge |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

S M P H

Comments: The trap under the kitchen sink was leaking. The dishwasher and sink were not operated, except for the initial few seconds before discovering leak, so as not to cause further damage. Verify operation of all kitchen plumbing and dishwasher after repairs have been made.

Laundry/Utility Room 6.0

6.1 Clothes Washer

Brand:

- Concerns: Not operating Visible leaks
 Excessive noises/vibration

Comments: Not installed

S M P H

6.2 Clothes Dryer

Brand:

- Concerns: Not operating Excessive noises/vibration
 Damaged vent Not vented to exterior
 Excessive lint at hood (clean)

Comments: Not installed

S M P H

6.3 Utility Sink

Type:

- Concerns: Leaking Faucet(s) Leaking supply pipe(s)
 Heavily Corroded pipe(s) Cracked/Leaking Sink
 Slow/No drainage Leaking drain line(s)
 No functional water flow

Comments: N/A

S M P H

6.4 Walls and Ceiling

- Concerns: Typical cracks found Peeling Paint
 Moisture stains

Comments: Water stains were visible on the exterior side of the laundry room wall. (Viewed from exterior storage room) The possibility for wood and/or drywall damage exists from the water leaks. Access was limited by stored items and installed peg board/paneling. Recommend removing the paneling and evaluating the condition of the wood framing members and drywall. Repairs should be made if needed.



S M P H

6.5 Floor

- Concerns: Excessive wear/damage Excessive slope/bounce/squeak/sag

Comments:

S M P H

6.6 Electrical

- Concerns: Receptacle(s) Damaged Receptacle(s) missing covers
 Reverse polarity Open Ground(s)
 Light(s) not operational Receptacle(s) not GFCI Protected
 Ceiling fan loose/out of balance

Comments: The receptacle at the washer hookup is missing a cover. Install.

S M P H

6.7 Doors

Concerns: Need repair/adjustment Missing/broken hardware

Comments:

S M P H

6.8 Windows

Concerns: Missing/broken hardware Failed counter balance mechanism
 Failed seals (insulated window)

Comments: N/A

S M P H

2nd floor bedroom Bathroom 7.0

7.1 Sink(s)

- Concerns:**
- | | |
|---|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Heavily Corroded pipe(s) | <input type="checkbox"/> Cracked/Leaking Sink |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

S M P H

Comments: Water stains were present under the vanity. No active leaks were observed at the time of inspection. Monitor.

7.2 Shower/Tub

- Type:** Shower surround
- Concerns:**
- | | |
|--|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> No visibility of plumbing | <input type="checkbox"/> Voids/Missing grout/caulking |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

S M P H

Comments: The shower pan floor is not properly sloped towards the drain. This causes standing water in the shower pan/floor. Recommend retiling with proper slope.

7.3 Toilet

- Concerns:**
- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Leaking Tank | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Bowl Loose | <input type="checkbox"/> Bowl Leaking |
| <input type="checkbox"/> Cracked | <input type="checkbox"/> |

S M P H

Comments:

7.4 Walls and Ceiling

- Concerns:**
- | | |
|---|--|
| <input type="checkbox"/> Typical cracks found | <input type="checkbox"/> Peeling Paint |
| <input type="checkbox"/> Moisture stains | <input type="checkbox"/> |

S M P H

Comments:

7.5 Floor

- Concerns:**
- | | |
|--|--|
| <input type="checkbox"/> Excessive wear/damage | <input type="checkbox"/> Excessive slope/bounce/squeak/sag |
| <input type="checkbox"/> Water damage | <input type="checkbox"/> |

S M P H

Comments:

7.6 Electrical

- Concerns:**
- | | |
|---|--|
| <input type="checkbox"/> Receptacle(s) Damaged | <input type="checkbox"/> Receptacle(s) missing covers |
| <input type="checkbox"/> Reverse polarity | <input type="checkbox"/> Open Ground(s) |
| <input type="checkbox"/> Light(s) not operational | <input checked="" type="checkbox"/> Receptacle(s) not GFCI Protected |
| <input type="checkbox"/> Excessive noise from Exhaust fan | <input type="checkbox"/> |

S M P H

Comments: A cover plate was missing from the light switch. Install cover
Recommend upgrading to GFCI protected receptacles.

7.7 Doors

- Concerns:**
- | | |
|---|--|
| <input type="checkbox"/> Need repair/adjustment | <input type="checkbox"/> Missing/broken hardware |
| <input type="checkbox"/> | |

S M P H

Comments:

7.8 Windows

- Concerns:**
- | | |
|--|---|
| <input type="checkbox"/> Missing/broken hardware | <input type="checkbox"/> Failed counter balance mechanism |
| <input type="checkbox"/> Failed seals (insulated window) | <input type="checkbox"/> |

S M P H

Comments:

2nd floor hall Bathroom 7.0

7.1 Sink(s)

- Concerns: Leaking Faucet(s) Leaking supply pipe(s)
 Heavily Corroded pipe(s) Cracked/Leaking Sink
 Slow/No drainage Leaking drain line(s)
 No functional water flow

S M P H

Comments:

7.2 Shower/Tub

- Type: Shower/Tub
Concerns: Leaking Faucet(s) Leaking supply pipe(s)
 No visibility of plumbing Voids/Missing grout/caulking
 Slow/No drainage Leaking drain line(s)
 No functional water flow

S M P H

Comments:

7.3 Toilet

- Concerns: Leaking Tank Leaking supply pipe(s)
 Bowl Loose Bowl Leaking
 Cracked

S M P H

Comments:

7.4 Walls and Ceiling

- Concerns: Typical cracks found Peeling Paint
 Moisture stains

S M P H

Comments:

7.5 Floor

- Concerns: Excessive wear/damage Excessive slope/bounce/squeak/sag
 Water damage

S M P H

Comments:

7.6 Electrical

- Concerns: Receptacle(s) Damaged Receptacle(s) missing covers
 Reverse polarity Open Ground(s)
 Light(s) not operational Receptacle(s) not GFCI Protected
 Excessive noise from Exhaust fan

S M P H

Comments: [The polarity of the 2nd floor hall bathroom receptacles was reversed. Rewire. Recommend upgrading to GFCI protected receptacles.](#)

7.7 Doors

- Concerns: Need repair/adjustment Missing/broken hardware

S M P H

Comments:

7.8 Windows

- Concerns: Missing/broken hardware Failed counter balance mechanism
 Failed seals (insulated window)

S M P H

Comments:

1st floor hall Bathroom 7.0

7.1 Sink(s)

Concerns:

- | | |
|---|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Heavily Corroded pipe(s) | <input type="checkbox"/> Cracked/Leaking Sink |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

S	M	P	H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: The hot water supply to the sink was shut off and not tested. Verify operation before close.

7.2 Shower/Tub

Type:

Concerns:

- | | |
|--|---|
| <input type="checkbox"/> Leaking Faucet(s) | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> No visibility of plumbing | <input type="checkbox"/> Voids/Missing grout/caulking |
| <input type="checkbox"/> Slow/No drainage | <input type="checkbox"/> Leaking drain line(s) |
| <input type="checkbox"/> No functional water flow | <input type="checkbox"/> |

S	M	P	H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: N/A

7.3 Toilet

Concerns:

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Leaking Tank | <input type="checkbox"/> Leaking supply pipe(s) |
| <input type="checkbox"/> Bowl Loose | <input type="checkbox"/> Bowl Leaking |
| <input type="checkbox"/> Cracked | <input type="checkbox"/> |

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

7.4 Walls and Ceiling

Concerns:

- | | |
|---|--|
| <input type="checkbox"/> Typical cracks found | <input type="checkbox"/> Peeling Paint |
| <input type="checkbox"/> Moisture stains | <input type="checkbox"/> |

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

7.5 Floor

Concerns:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Excessive wear/damage | <input type="checkbox"/> Excessive slope/bounce/squeak/sag |
| <input type="checkbox"/> Water damage | <input type="checkbox"/> |

S	M	P	H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: The tile floor grout is cracked in many areas. Some settlement was noted behind the toilet bowl. This could be from a leaking toilet. The toilet was currently secured to the floor and no leaks were visible. Monitor.

7.6 Electrical

Concerns:

- | | |
|---|--|
| <input type="checkbox"/> Receptacle(s) Damaged | <input type="checkbox"/> Receptacle(s) missing covers |
| <input type="checkbox"/> Reverse polarity | <input type="checkbox"/> Open Ground(s) |
| <input type="checkbox"/> Light(s) not operational | <input checked="" type="checkbox"/> Receptacle(s) not GFCI Protected |
| <input type="checkbox"/> Excessive noise from Exhaust fan | <input type="checkbox"/> |

S	M	P	H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: Recommend upgrading to GFCI protected receptacles.

7.7 Doors

Concerns:

- | | |
|---|--|
| <input type="checkbox"/> Need repair/adjustment | <input type="checkbox"/> Missing/broken hardware |
| <input type="checkbox"/> | |

S	M	P	H
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

7.8 Windows

Concerns:

- | | |
|--|---|
| <input type="checkbox"/> Missing/broken hardware | <input type="checkbox"/> Failed counter balance mechanism |
| <input type="checkbox"/> Failed seals (insulated window) | <input type="checkbox"/> |

S	M	P	H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: N/A

Interior Room(s) 8.0

8.1 Walls and Ceiling

Concerns: Typical cracks found Peeling Paint
 Moisture stains

Comments: Fresh paint throughout

S M P H

8.2 Floor

Concerns: Excessive wear/damage Excessive slope/bounce/squeak/sag
 Water damage

Comments: A register is installed in the floor of the 2nd floor hall, at top of stairs. This register is not connected to any duct supplying air. It may have been used at one time as a passive jumper vent between the floors or could have been cut out for access for repairs, etc.

S M P H

8.3 Electrical

Concerns: Receptacle(s) Damaged Receptacle(s) missing covers
 Reverse polarity Open Ground(s)
 Light(s) not operational Receptacle(s) not GFCI Protected
 Ceiling fan loose/out of balance

Comments: Cover plates were missing from a receptacle and a light switch in the bonus room. A receptacle in the 2nd floor hall (outside bathroom wall) is loose. Repair
A receptacle in the front living room was loose on the wall. Secure
The floor receptacle in the front living room is not operational. It is also not a receptacle rated for floor installation.

S M P H

8.4 Doors

Concerns: Need repair/adjustment Missing/broken hardware

Comments: The closet door in the front, left bedroom did not latch closed. Repair
The kitchen pantry bi fold doors were off its track and dragging on the floor when opened. Repair

S M P H

8.5 Windows

Concerns: Missing/broken hardware Failed counter balance mechanism
 Failed seals (insulated window)

Comments:

S M P H

8.6 Stairs

Concerns: Loose handrail/balusters No handrail/balusters present
 Balusters spaced <4" apart Uneven risers/treads
 Loose treads Open risers
 Door opens into stairway

Comments:

S M P H

8.7 Smoke Detectors

Concerns: No Smoke detectors found Smoke Detectors likely more than 10 years old
 Smoke detectors not operating Smoke detectors not tested
 Smoke detectors damaged

*Sure Sight Home Inspection recommends replacing all smoke & CO detectors every 10 years or when moving into a new home
Comments:

S M P H

8.8 Carbon Monoxide Detectors

Concerns: No CO detectors found CO detectors likely more than 10 years old
 CO detectors not operating CO detectors not tested
 CO detectors damaged

*Sure Sight Home Inspection recommends installing Carbon Monoxide detectors in all homes with gas appliances and fireplaces
Comments:

S M P H

8.9 Heat Source

Concerns: No heat source found

Comments: [See Heating section.](#)

S	M	P	H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attic 9.0

9.1 Attic Access

Access Type: Scuttle hole Kneewall
Inspected From: Inside attic
Visibility: Percent
Limited By: Insulation Air Ducts Design/Layout
Flooring: Partial

Comments: The installed attic hatch is approximately 22x22 inches, not large enough to fit the heating and cooling equipment through. A new hole will likely need to be made when it is time to replace the furnace in the attic. It appears as though a larger opening used to be installed in the 2nd floor hall ceiling.

Access and visibility of the attic area over the bonus room was extremely limited. Inspected from closet hatch and knee wall in bonus room.

S M P H

9.2 Attic Ventilation

Type: Gable vents
Concerns: Blocked soffit vents Damaged gable vent screens
 Ventilation appears inadequate Bathroom fan(s) exhaust into attic
 No ventilation visible

Comments: The left side gable vent was covered in a black plastic. A powered vent was installed but did not operate. Recommend removing the plastic to improve air flow. The motorized vent fan should be repaired/replaced.



S M P H

9.3 Attic Insulation

Material: Fiberglass
Type: Batts Loose fill
Average Inches: 6-10
Vapor barrier: Kraft Paper
Concerns: Voids/Missing insulation Vapor barrier installed on wrong side
 Insulation appears inadequate Two or more layers of vapor barrier

Comments: Insulation was moved in various areas, leaving exposed drywall ceilings. Recommend redistributing the insulation to provide even coverage.



S M P H

9.4 Attic Structure

Framing: Rafters/Joists Trusses

Sheathing: Plywood

- Concerns:**
- | | |
|---|--|
| <input type="checkbox"/> Delaminating sheathing | <input checked="" type="checkbox"/> Water stains |
| <input type="checkbox"/> Damaged Sheathing | <input type="checkbox"/> Trusses cut/altered |
| <input type="checkbox"/> Warped/twisted framing | <input type="checkbox"/> Broken framing members |

Comments: Water stains were visible at the left side gable vent (see exterior trim section) and around the plumbing vents. (See roofing section)



S M P H

9.5 Attic Electrical

- Concerns:**
- | | |
|---|---|
| <input type="checkbox"/> Receptacle(s) Damaged | <input type="checkbox"/> Missing/Damaged cover(s) |
| <input type="checkbox"/> Reverse Polarity | <input type="checkbox"/> Open Ground |
| <input type="checkbox"/> Light(s) not operational | <input type="checkbox"/> Light(s) operation not verified |
| <input type="checkbox"/> Roof vent motors not operating | <input type="checkbox"/> Unprotected/Exposed "Romex" wiring |
| <input type="checkbox"/> Extension Cord wiring | <input type="checkbox"/> |

Comments: Electrical splices were made in the attic without the use of a covered junction box. Repair.



S M P H

Structure 10.0

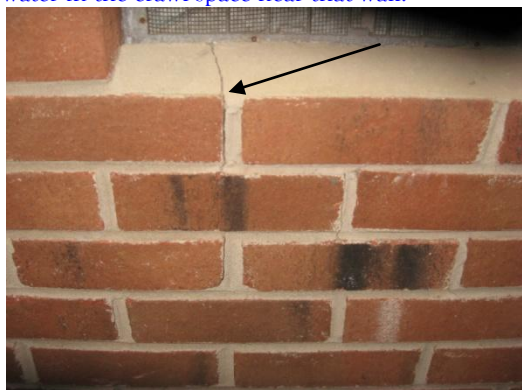
10.1 Foundation

Type: Crawl Space
Exterior wall: Frame

10.2 Foundation Walls

Material: Concrete Block
Inspected from: Inside Basement/Crawlspace
Visibility: Partial
Limited By: Hazardous conditions suspected
Concerns: Typical cracks found (Monitor) Major cracks found (Have evaluated)
 Leaning/Bowing

Comments: A hairline vertical crack was noted at the rear, exterior wall, left side, under the foundation wall vent. Recommend sealing and monitoring.
Access to the far right side of the crawlspace, under laundry/mudroom, was limited due to standing water in the crawl space near that wall.



S M P H

10.3 Girders and Column/Piers

Girder Type: Wood
Column Type: Concrete Block Brick
Visibility: Partial
Limited By: Finished interior Insulation
Concerns: Broken/Failing Cut/Altered
 Moisture/Insect damage

Comments:

S M P H

10.4 Joists/Trusses

Type: Wood
Visibility: Partial
Limited By: Finished interior
Concerns: Broken/Failing Cut/Altered
 Moisture/Insect damage

Comments: Surface fungal growth was present on some of the wood joists in the crawl space. This is likely due to the water penetration into the crawlspace causing high levels of moisture. Repairing the water penetration problems in the crawlspace should prevent the future growth or spread of growth on wood framing members. The client may wish to have a contractor familiar with fungal growth and mitigation further investigate.



S M P H

10.5 Subfloor

Type: Plywood
Visibility: Partial
Limited By: Finished interior Insulation
Concerns: Broken/Failing Water stains visible
 Moisture/Insect damage

S M P H

Comments:

10.6 Basement/Crawlspace Floor and Drainage

Material: Concrete Dirt/Gravel
Visibility: Partial
Limited By: Hazardous conditions suspected
Concerns: Standing water Missing/Inadequate floor vapor barrier
 Inoperable sump pump Efflorescence/Water stains visible
 Major cracks in concrete found

S M P H

Comments: Evidence of water penetration into the basement and crawlspace was found throughout. It appears that the bulk of the water is coming in at the front, right corner, near wall vent and mudroom entrance. Standing water was present in this area. Efflorescence was present on all four sides of the crawlspace walls. A water proofing contractor is recommended to further evaluate the water penetration into the crawlspace and make repairs as needed. The vapor barrier installed in the crawlspace did not cover the entire floor. Recommend installing a vapor barrier that covers the entire crawlspace floor after water penetration issues have been addressed. Cellulose debris (wood/paper) was present throughout the crawlspace. Remove to prevent termite infestation.



10.7 Basement/Crawlspace Insulation and Ventilation

Material: Fiberglass batts
Location: Under subfloor
Visibility: Partial
Limited By: Hazardous conditions suspected
Ventilation: Wall vents
Concerns: Large voids/missing insulation Vapor barrier installed on wrong side
 Insulation falling from joists

S M P H

Comments: Insulation was pulled down in various areas in the crawlspace. Insulation should be added or put back into place to evenly cover the underside of the 1st floor subfloor. Insulation at the front, right corner and under the mud room area at the far right side of the crawlspace was waterlogged and falling from between the joists. Recommend replacing any water logged insulation after the water penetration into the crawl space has been repaired. Insulation was missing from under the mudroom floor. Recommend adding insulation as this is a conditioned room. The foundation wall vent screens at the rear, under hose bib, was missing. Recommend installing new screens to prevent pest entry.



Plumbing 11.0

11.1 Main Shutoff Location:Crawlspace, near hatch

11.2 Service Entry Pipe

Material: PEX
Concerns: Leaks visible
Comments:

S M P H

11.3 Supply Distribution Lines

Material: Copper Plastic
Visibility: Partial
Limited By: Finished interior
Concerns: Leaks visible No functional water flow
 Dissimilar metal connections Loose/insufficient hangers/supports
 Broken/leaking valves
Comments:

S M P H

11.4 Drain/Waste/Vent Pipe

Material: ABS Copper/Brass
Visibility: Partial
Limited By: Finished interior
Concerns: Leaks visible No functional drainage

Comments: [See kitchen plumbing section](#)

S M P H

11.5 Fuel lines

Material:
Concerns: Less than 6 inches from ground Loose/insufficient hangers/supports
 Heavy corrosion
Comments: [N/A](#)

S M P H

11.6 Sanitary Pump

Concerns: No check valve
Comments: [N/A](#)

S M P H

11.7 Hose Bibs

Concerns: No anti-siphon valve
Comments: [Recommend installing hose bibs with an anti siphon valve/vacuum breaker](#)

S M P H

11.8-a Water Heater #1 Location:Crawlspace

Brand: State
Model #: P65020LS960
Serial#: A99445149
Estimated Age: 9
Capacity: 47
System Type: Tank
Fuel: Electric
Concerns: Unit not operating Evidence of poor combustion/draft
 Excessive rust/corrosion No Temperature/pressure relief valve/extension
 Rust/holes in chimney Improper chimney pitch/clearance
 Visible leaks

S M P H

Comments: [The water heater was missing an extension on the temperature pressure relief valve. An extension that discharges water to within a few inches of the crawlspace floor should be installed on the valve.](#)

[Corrosion and a water stain were visible where the temperature pressure relief valve is screwed into the water tank. No active leaks were visible. Monitor](#)

Heating and Air Conditioning 12.0

12.1 Main Fuel Shutoff

Location: Breaker

12.2-a System #1

Brand: Fedders

Estimated Age: 34

Fuel Type: Electric

System Type: Central forced air

Equipment: Furnace

Comments: The electric furnace is at or near the end of its typical expected life span. Recommend budgeting for replacement anytime within the next few years.

S M P H

12.3 Distribution

Type: Insulated flex ducts Insulated metal duct

Concerns: Torn/Split ducts Ducts kinked (restricting airflow)
 Leaking Rust/Corrosion
 Missing/Insufficient supports Water filled

Comments: A duct at the right side of the crawlspace was sagging and filled with water. Repair/Replace and further evaluate the other ducts for standing water.

S M P H

12.4 Burners/Heat Exchanger

Visibility: None

Concerns: Burner flame appears improper Excessive dirt/dust in heat exchanger
 Rust/Corrosion in burner area Rust/Corrosion visible in heat exchanger

Comments:

S M P H

12.5 Chimney/Flue

Material:

Visibility:

Concerns: Improper pitch Rust/Holes visible
 Improper clearance

Comments: N/A

S M P H

12.6 Filter(s)* Change disposable filters every 30-60 days.

Type: Disposable

Concerns: Dirty filters Filters in poor location
 No filters present

Comments:

S M P H

12.7 Operation and Controls

Concerns: No visible disconnect means Thermostat damaged
 Excessive noise/vibration Missing/Inoperable blower door switch
 Not operated

Comments:

S M P H

12.8 Fireplace #1

Location: Family Room

Type: Wood burning masonry

Flue visibility: Partial

Concerns: Malfunctioning damper Missing damper
 Undersized Hearth Improper clearances to combustibles
 Soot/Creosote buildup in flue

Comments: The glass doors at fireplace were difficult to operate. Recommend repair/Replace Only partial flue visibility. Client may wish to have a chimney sweep perform a more in depth evaluation. (level II)

S M P H

12.9-a Air Conditioner #1

Brand: Goodman

Estimated Age: 9

System Type: Air cooled central A/C

- Concerns:
- | | |
|---|---|
| <input type="checkbox"/> Unit not operating | <input type="checkbox"/> Unit not operated due to exterior temp <60F |
| <input type="checkbox"/> Damaged/Bent condenser coil | <input checked="" type="checkbox"/> Excessive dirt/dust in condenser coil |
| <input checked="" type="checkbox"/> General lack of maintenance | <input type="checkbox"/> Obstructions/Vegetation blocking airflow |
| <input type="checkbox"/> Condenser unit sits out of level | <input type="checkbox"/> Deteriorated insulation on refrigerant lines |
| <input type="checkbox"/> No visible disconnect | <input type="checkbox"/> Poor temperature differential. Air on/off evap. |
| <input type="checkbox"/> Excessive noise/vibration | <input type="checkbox"/> |

Comments: The condenser coil was very dirty. Recommend cleaning.

Recommend extending the condensation drains and pointing them downwards to discharge water further from the foundation walls.

Sealant is needed where the condensation drains and refrigerant lines pass through the foundation walls.

The A/C is at or near the end of its typical expected life span. Recommend budgeting for replacement anytime within the next few years.

S	M	P	H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12.2-b System #2

Brand: Fedders

Estimated Age: 30-35

Fuel Type: Electric

System Type: Central forced air

Equipment: Furnace

Comments: The electric furnace is at or near the end of its typical expected life span. Recommend budgeting for replacement anytime within the next few years.

S	M	P	H
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12.3 Distribution

Type: Metal ducts Insulated metal duct

- Concerns:
- | | |
|--|---|
| <input type="checkbox"/> Torn/Split ducts | <input type="checkbox"/> Ducts kinked (restricting airflow) |
| <input checked="" type="checkbox"/> Leaking | <input type="checkbox"/> Rust/Corrosion |
| <input type="checkbox"/> Missing/Insufficient supports | <input type="checkbox"/> |

Comments: A duct is detached from the main trunk and blowing into the attic. Repair

S	M	P	H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12.4 Burners/Heat Exchanger

Visibility: None

- Concerns:
- | | |
|--|---|
| <input type="checkbox"/> Burner flame appears improper | <input type="checkbox"/> Excessive dirt/dust in heat exchanger |
| <input type="checkbox"/> Rust/Corrosion in burner area | <input type="checkbox"/> Rust/Corrosion visible in heat exchanger |
| <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

S	M	P	H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12.5 Chimney/Flue

Material:

Visibility:

- Concerns:
- | | |
|---|---|
| <input type="checkbox"/> Improper pitch | <input type="checkbox"/> Rust/Holes visible |
| <input type="checkbox"/> Improper clearance | <input type="checkbox"/> |

Comments: N/A

S	M	P	H
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12.6 Filter(s)* Change disposable filters every 30-60 days.

Type: Disposable

- Concerns:
- | | |
|---|---|
| <input checked="" type="checkbox"/> Dirty filters | <input type="checkbox"/> Filters in poor location |
| <input type="checkbox"/> No filters present | <input type="checkbox"/> |

Comments: Change filters now and every 30-60 days thereafter.

S	M	P	H
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12.7 Operation and Controls

- Concerns:**
- | | |
|--|--|
| <input type="checkbox"/> No visible disconnect means | <input type="checkbox"/> Thermostat damaged |
| <input type="checkbox"/> Excessive noise/vibration | <input type="checkbox"/> Missing/Inoperable blower door switch |
| <input type="checkbox"/> Not operated | <input type="checkbox"/> |

Comments:

S M P H

12.9.b Air Conditioner #2

Brand: Goodman

Estimated Age: 15-20

System Type: Air cooled central A/C

- Concerns:**
- | | |
|---|--|
| <input type="checkbox"/> Unit not operating | <input type="checkbox"/> Unit not operated due to exterior temp <60F |
| <input type="checkbox"/> Damaged/Bent condenser coil | <input type="checkbox"/> Excessive dirt/dust in condenser coil |
| <input type="checkbox"/> General lack of maintenance | <input type="checkbox"/> Obstructions/Vegetation blocking airflow |
| <input type="checkbox"/> Condenser unit sits out of level | <input type="checkbox"/> Deteriorated insulation on refrigerant lines |
| <input type="checkbox"/> No visible disconnect | <input type="checkbox"/> Poor temperature differential. Air on/off evap. |
| <input type="checkbox"/> Excessive noise/vibration | <input type="checkbox"/> |

Comments: The condenser coil was very dirty. Recommend cleaning.

Recommend extending the condensation drains to discharge water further from the foundation walls.

Sealant is needed where the condensation drains and refrigerant lines pass through the foundation walls.

S M P H

Electric Service 13.0

13.1 Service Entrance

- Type: Underground
- Concerns: Frayed/Cracked Loose/insufficient hangers/supports
 No drip loop Less than 3 ft from deck/balcony/window

S M P H

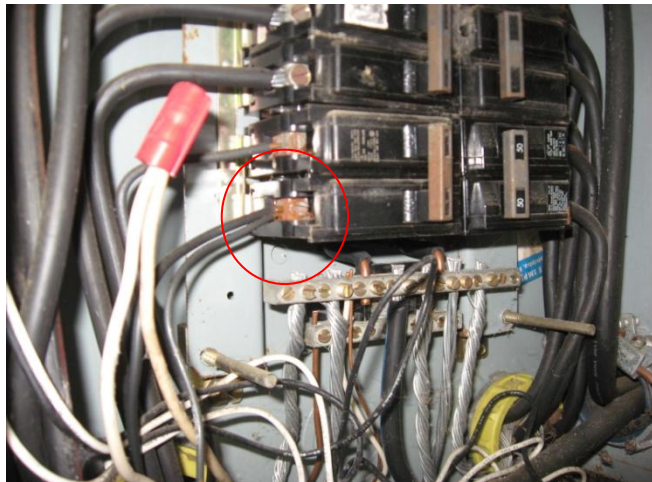
Comments:

13.2-a Service Panel #1

- Location: Exterior, next to meter
- Brand: I.T.E.
- Rated amps: Not determined
- Voltage: 120/240
- Over current: Breakers
- Conductors: Aluminum
- Branch wiring: Copper Aluminum
- Wire Type: NM Sheathed
- Concerns: Branch wires undersized Multiple tapping at a single breaker/fuse
 Arc fault breakers not operating Different brand panel & breakers
 GFCI breakers not operating More than 6 disconnects to shut off
 Rust/wet panel breakers Evidence of overheating
 No visible grounding Neutral & grounds not bonded
 Abandoned wires in panel

S M P H

Comments: A breaker in the main panel at the exterior was double tapped. Corrosion was present on one or more of the exterior circuit breakers. Recommend an electrician repair as needed.



13.3-a Sub Panel #1

- Location: Garage
- Brand: I.T.E.
- Over current: Breakers
- Branch wiring: Copper
- Wire Type: NM Sheathed
- Concerns: Branch wires undersized Multiple tapping at a single breaker/fuse
 Arc fault breakers not operating Different brand panel & breakers
 GFCI breakers not operating More than 6 disconnects to shut off
 Rust/wet panel breakers Evidence of overheating
 No visible grounding Neutral & grounds not separated
 Abandoned wires in panel

S M P H

Comments:

Additional Comments, Components & Resources 14.0

For more information on Sure Sight Home Inspection, please visit our website at:

www.SureSightInspection.com

All of our home inspections are performed according to the Standards of Practice set forth by the North Carolina Home Inspector Licensure Board. To view the Standards of Practice, visit, www.NCHILB.com, or ask your inspector for a copy.

There are many products that have been recalled over the years and some with class action lawsuits. Since this is beyond the scope of a home inspection, we have included some important website addresses for your further research into some of the most common areas of concern.

*The information on any of the following sites is the view of the authors maintaining the websites and not necessarily that of Sure Sight Home Inspection.

Consumer Product Safety Commission

www.cpsc.gov

Hardboard/Composite siding claims

www.masoniteclaims.com Phone: 1-800-330-3722

www.lpsidingclaims.com Phone: 1-800-245-2722

www.weyerclaims.com Phone: 1-800-365-0697

EIFS ("Exterior Insulation and Finish System", aka "synthetic stucco")

www.kinsella.com Discusses Litigation

www.eima.com EIFS Industry Page

Polybutylene Pipe

www.pbpipe.com

www.polybutylene.com

Aluminum Wiring

www.inspect-ny.com

www.cpsc.gov

Federal Pacific Electric Panel and Stab-Lok Breakers

www.inspect-ny.com

Summary 15.0

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

*Please note that not every defect or maintenance item found during the inspection may be listed here. This Summary section is provided because it is required by NCHILB Standards of Practice and is to be viewed as a quick reference or convenience. What is considered a defect or concern is many times a matter of personal and/or professional opinion, and opinions can vary from person to person and even from one professional to the next.

*All repairs and further evaluations should be performed only by *licensed and competent contractors* who specialize in the area in need of attention. Ex: A licensed electrician should be called for further evaluation and repair of all electrical concerns. All further evaluations and repairs should be made *prior to the close of escrow*. Further evaluation *prior* to close of escrow is recommended so an appropriately licensed professional can evaluate our concerns and inspect the remainder of the system or component for additional concerns that may be beyond the inspector's expertise or beyond the scope of our inspection. Please contact our office at 919-386-5540 for any clarifications or further questions.

Site Summary

2.2 Driveway

Comments: Cracks were present in the concrete driveway. Recommend sealing/repairing as needed.

2.4 Patio/Areaway (See roof page if covered)

Comments: A crack was present in the concrete patio. Recommend sealing/repairing as needed.

2.5 Deck (See roof page if covered)

Comments: The deck was in need of various safety upgrades. Recommended upgrades include:
Securing deck to the house using carriage bolts
Adding diagonal bracing to the 2 story 4x4 posts
Installing a railing/baluster system where the spacing is less than 4 inches apart.
and possible replacement of support posts that have wood rot or excessively twisted.

The deck was also in need of general maintenance including cleaning, sanding, or replacement of weathered boards as needed.

2.6 Landscaping Affecting Foundation

Comments: The grade surrounding the foundation was too high in areas and in contact with wood trim and siding. The grade surrounding the house did not have a positive slope away from the foundation in all areas.

Vegetation was in contact with the siding in multiple areas surrounding the house.

The grade around the house should be adjusted to be lower than any wood siding or trim yet still slope away from the home for several feet. If this grading can't be reasonably achieved, the installation of a French drain system may be needed.

Any vegetation that is in contact with the home or roof should be trimmed or removed as needed to provide a recommended 2 feet of clearance from the home.

Roof Coverings Summary

3.1-a Roof Covering #1

Comments: Nail pops were found at the front and rear roof. The raised nails were pushing up shingles preventing them from laying flat. The nail pops should be repaired and sealed as needed.

3.2 Flashings

Comments: The chimney flashing has pulled up from the roof. Secure nails and seal as needed.

3.3 Plumbing Vents

Comments: A roof vent boot flashing was torn and is in need of repair/replacement
A plumbing vent flashing has pulled up from the roof and needs to be refastened and sealed.

Exterior Summary

4.1-a **Chimney(s)***See roof section 2.2 for flashing

Comments: The concrete/mortar chimney cap is cracked. Seal/Repair
Caulking is needed at the joint between the chimney and vertical trim.
The ash dump at the chimney exterior was full. Clean.

4.2 Gutters and Downspouts

Comments: The gutters are in need of a cleaning. Leaves/Debris present.
The downspouts were run underground and not visible. Recommend further evaluation and cleaning as needed at all underground downspout extensions.
The front gutter appears to be overflowing at the right side, at a point directly above the far right windows and foundation wall vent. This is the likely cause (or at least a part of it) of the water entering through the front wall vent. (See Structure section.)

4.3 Siding

Comments: Peeling paint was found on various sections of siding on all 4 sides of the house. Recommend repainting and caulking.
Various siding planks were warped, split, or otherwise damaged. When repainting and caulking, any damaged planks should be repaired or replaced as needed.

4.4 Trim/Soffit/Fascia

Comments: Peeling paint was found on various sections of trim on all 4 sides of the house. Recommend repainting and caulking.
Wood rot was found on the trim that was in contact with the soil in the planting beds. Any rotted wood should be repaired/replaced as needed.
A piece of trim was missing from the sill of the left side gable vent louvers Repair and seal as needed

4.5 Exterior Doors

Comments: Peeling paint was found on various exterior doors Recommend repainting and caulking
The front door deadbolt is not adjusted properly and is difficult to latch. The front door handle is loose. Repair
The weather strip at the 1st floor door to the deck is in poor condition. Repair/Replace
The door to the exterior storage area rubs on the jamb and is difficult to close. Repair

4.6 Window Exterior

Comments: Deteriorated glazing compound (putty) was found on various windows. Repair.
Recommend cutting paint/caulk seal at the bottom of the storm window frame. The weep holes are not properly draining and water is being held on the wood sill. If water drainage is still not sufficient, recommend drilling small holes on the sides of the storm window frames to allow for water drainage.
Peeling paint was found on various windows on all 4 sides of the house. Recommend repainting and caulking.

4.7 Exterior Electrical

Comments: The exterior lights were not secured to the wall and sealed with caulking around the base. Repair
A grounding prong was stuck into the front porch receptacle. Remove
The light at the 2nd floor deck was not operating. Change bulb or repair as needed.
A cover plate was missing from a junction box in the rear of the crawl space. Install cover
A cover plate was missing from a light switch at the crawlspace entrance. Install cover

4.10 Garage Overhead Door(s)

Comments: No photo eye sensor was installed on the garage door openers. Recommend installing.
The safety reverse did not operate when meeting resistance on either door. Repair

4.11 Garage Door to Interior

Comments: The garage door to the interior does not appear to be fire rated. Recommend replacing with a fire rated door.

4.12 Garage Windows

Comments: The rear garage window was stuck shut. Repair.

Kitchen Summary

5.1 Range/Oven/Cook top

Comments: No anti tip bracket was installed on the range. An anti tip bracket should be installed to prevent the range from tipping when weight is applied to an open oven door.

5.2 Exhaust Fan

Comments: The louvers on the exterior of the exhaust vent hood are damaged/missing. Repair/Replace vent hood and/or louvers as needed.

5.6 Refrigerator

Comments: The water line for the ice maker and water in the door was not installed.

5.11 Kitchen Plumbing

Comments: The trap under the kitchen sink was leaking. The dishwasher and sink were not operated, except for the initial few seconds before discovering leak, so as not to cause further damage. Verify operation of all kitchen plumbing and dishwasher after repairs have been made.

Laundry/Utility Room Summary

6.4 Walls and Ceiling

Comments: Water stains were visible on the exterior side of the laundry room wall. (Viewed from exterior storage room) The possibility for wood and/or drywall damage exists from the water leaks. Access was limited by stored items and installed peg board/paneling. Recommend removing the paneling and evaluating the condition of the wood framing members and drywall. Repairs should be made if needed.

6.6 Electrical

Comments: The receptacle at the washer hookup is missing a cover. Install.

2nd floor bedroom Bathroom Summary

7.2 Shower/Tub

Comments: The shower pan floor is not properly sloped towards the drain. This causes standing water in the shower pan/floor. Recommend retiling with proper slope.

7.6 Electrical

Comments: A cover plate was missing from the light switch. Install cover. Recommend upgrading to GFCI protected receptacles.

2nd floor hall Bathroom Summary

7.6 Electrical

Comments: The polarity of the 2nd floor hall bathroom receptacles was reversed. Rewire. Recommend upgrading to GFCI protected receptacles.

1st floor hall Bathroom Summary

7.1 Sink(s)

Comments: The hot water supply to the sink was shut off and not tested. Verify operation before close.

7.5 Floor

Comments: The tile floor grout is cracked in many areas. Some settlement was noted behind the toilet bowl. This could be from a leaking toilet. The toilet was currently secured to the floor and no leaks were visible. Monitor.

Interior Rooms Summary

8.3 Electrical

Comments: Cover plates were missing from a receptacle and a light switch in the bonus room. A receptacle in the 2nd floor hall (outside bathroom wall) is loose. Repair
A receptacle in the front living room was loose on the wall. Secure
The floor receptacle in the front living room is not operational. It is also not a receptacle rated for floor installation.

8.4 Doors

Comments: The closet door in the front, left bedroom did not latch closed. Repair
The kitchen pantry bi fold doors were off its track and dragging on the floor when opened. Repair

Attic Summary

9.1 Attic Access

Comments: The installed attic hatch is approximately 22x22 inches, not large enough to fit the heating and cooling equipment through. A new hole will likely need to be made when it is time to replace the furnace in the attic. It appears as though a larger opening used to be installed in the 2nd floor hall ceiling.
Access and visibility of the attic area over the bonus room was extremely limited. Inspected from closet hatch and knee wall in bonus room.

9.2 Attic Ventilation

Comments: The left side gable vent was covered in a black plastic. A powered vent was installed but did not operate. Recommend removing the plastic to improve air flow. The motorized vent fan should be repaired/replaced.

9.3 Attic Insulation

Comments: Insulation was moved in various areas, leaving exposed drywall ceilings. Recommend redistributing the insulation to provide even coverage.

9.5 Attic Electrical

Comments: Electrical splices were made in the attic without the use of a covered junction box. Repair.

Structure Summary

10.2 Foundation Walls

Comments: A hairline vertical crack was noted at the rear, exterior wall, left side, under the foundation wall vent. Recommend sealing and monitoring.
Access to the far right side of the crawlspace, under laundry/mudroom, was limited due to standing water in the crawl space near that wall.

10.6 Basement/Crawlspace Floor and Drainage

Comments: Evidence of water penetration into the basement and crawlspace was found throughout. It appears that the bulk of the water is coming in at the front, right corner, near wall vent and mudroom entrance. Standing water was present in this area.

Efflorescence was present on all four sides of the crawlspace walls. A water proofing contractor is recommended to further evaluate the water penetration into the crawlspace and make repairs as needed.

The vapor barrier installed in the crawlspace did not cover the entire floor. Recommend installing a vapor barrier that covers the entire crawlspace floor after water penetration issues have been addressed. Cellulose debris (wood/paper) was present throughout the crawlspace. Remove to prevent termite infestation.

10.7 Basement/Crawlspace Insulation and Ventilation

Comments: Insulation was pulled down in various areas in the crawlspace. Insulation should be added or put back into place to evenly cover the underside of the 1st floor subfloor.

Insulation at the front, right corner and under the mud room area at the far right side of the crawlspace was waterlogged and falling from between the joists. Recommend replacing any water logged insulation after the water penetration into the crawl space has been repaired.

Insulation was missing from under the mudroom floor. Recommend adding insulation as this is a conditioned room.

The foundation wall vent screens at the rear, under hose bib, was missing. Recommend installing new screens to prevent pest entry.

Plumbing Summary

11.8-a Water Heater #1 Location:Crawlspace

Comments: The water heater was missing an extension on the temperature pressure relief valve. An extension that discharges water to within a few inches of the crawlspace floor should be installed on the valve.

Corrosion and a water stain were visible where the temperature pressure relief valve is screwed into the water tank. No active leaks were visible. Monitor

Heating and Air Conditioning Summary

12.3 Distribution #1

Comments: A duct at the right side of the crawlspace was sagging and filled with water. Repair/Replace and further evaluate the other ducts for standing water.

12.8 Fireplace #1

Comments: The glass doors at fireplace were difficult to operate. Recommend repair/Replace Only partial flue visibility. Client may wish to have a chimney sweep perform a more in depth evaluation. (level II)

12.9-a Air Conditioner #1

Comments: The condenser coil was very dirty. Recommend cleaning.

Recommend extending the condensation drains and pointing them downwards to discharge water further from the foundation walls.

Sealant is needed where the condensation drains and refrigerant lines pass through the foundation walls.

12.3 Distribution #2

Comments: A duct is detached from the main trunk and blowing into the attic. Repair

Electric Summary

13.2-a Service Panel #1

Comments: A breaker in the main panel at the exterior was double tapped. Corrosion was present on one or more of the exterior circuit breakers. Recommend an electrician repair as needed.

