



1345 Sample St., Faketown, FL 32803  
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This **CONFIDENTIAL** report is for the use and benefit of the **CLIENT ONLY**. This report is not intended for use by any other buyer, lender, title insurance company, or any other third party. The terms and conditions of this report are in a separate Pre-Inspection Agreement. This report is not to be used without consulting the Pre-Inspection Agreement.

## Introduction

Thank you for choosing True Measure Home Inspections to perform the inspection on your property! My goal is to help you gain a thorough understanding of the property that you are thinking about buying.

Please carefully read your entire Inspection Report. Feel free to call me after you have reviewed your report, so I can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process, and anytime in the future.

A home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed visible material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. This is not a prediction of future conditions. Your inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. The following report is based on an inspection of the visible portion of the structure; the inspection may be limited by landscaping, possessions or a number of other obstructions. Properties being inspected do not "Pass" or "Fail."

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. This inspection report may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals.

Depending upon the age of the property, some items like GFCI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that I feel may need further investigation or repair.

For your safety and liability purposes, I recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

### Photos and Video

Your report will contain a number of photos and videos to assist in your understanding of the property. Keep in mind that some photos will be for reference of maintenance items and some will be for significant safety items. These photos will serve as an addition to the comments made on particular systems of the home.

Also, you may notice some videos to help see things that a photo may not show as well. You will notice that when there is a video, there will be a photo of the first frame of the video, and it will say "video" in the top left corner of that photo. Please keep in mind that you will need a full version of Adobe Acrobat to be able to view videos. You can download it here if you don't have it: <http://get.adobe.com/reader/>

### How to read your report

While reading your report, you will notice that there will be different color text. Below is a explanation of those colors.

**Black type:** is meant for general comments.

**Red type:** is meant for significant defects that will be expensive to repair, or pose a safety or health concern. These items will also be in the summary of the report for ease of use.

**Blue type:** is meant for maintenance items or things that should have attention drawn to them, but are not significant. These items may or may not be in the summary.

**Yellow highlighted type:** You will also notice that some text will be highlighted in yellow. This is a glossary feature that gives definitions of common terms. If you hover your cursor over anything highlighted in yellow, a definition will pop up for your convenience. Again, you will need the full version of Adobe Acrobat to be able to use this feature.

**Thank you for your business and I look forward to hearing from you in the future!**

## Inspection Details

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### Climatic Conditions

It was overcast at the time of the inspection  
The temperature was in the 70's at the start of the inspection

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### Building Type

This is a concrete block (CMU) building

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### Stories

There is one story

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### Utility Service

The utilities were on at the time of the inspection.

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### Occupancy

- The building is vacant

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### Comments

The Client was present, The buyer's agent was present

## Electrical System

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### Type of Electrical Service.

- The electricity is supplied by an overhead line from the power pole to the building.
- 

### Electrical Service to the Building.

- The overhead power lines appeared to be in good condition.
- 

### Main Panel Location

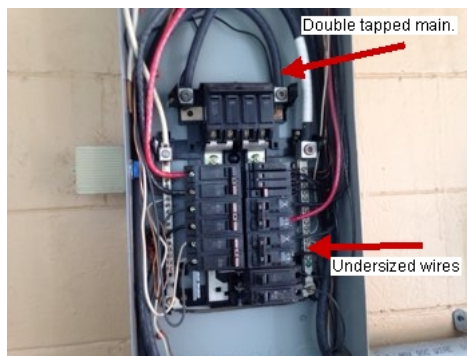
- The main electrical panel is located on the rear of the building.
- 

### Main Panel Amperage

- 200 amps
- 

### Main Electrical Panel Condition

- The main hot lugs have more than one wire connected to them. This is a safety hazard as that circuit is not protected by any circuit breakers. This needs to be repaired.



### Main Panel Circuit Breakers

- There are circuit breakers in the panel that do not have the proper sized wire attached to them. The breaker and the wire need to be matched in size. This can be a safety hazard if they are not correct as it can overload that part of the system.
- 

### Grounding System

- The grounding of the main panel appears to be inadequate. I recommend a licensed electrician reevaluate the system and estimate the costs of bringing the entire house up to current safe grounding.
- 

### Subpanel Location

- There is a sub panel in the laundry room.
- 

### Subpanel Condition

- There were no problems found with the subpanel.
- 

### Type of Wiring

- The visible wiring is copper.



## Condition of Wiring

- The wiring is a combination of the original cloth covered wiring and the newer plastic coated wiring. The cloth covered wiring is older and covered by insulation, so much of it could not be seen. The cloth covering will continue to wear out and have to be replaced at some time in the future when it can no longer serve its purpose of insulating the wires. Also, rodents can chew through this wiring and allow it to become exposed to the insulation, which makes this a safety hazard. Some insurance companies may not insure the house due to this wiring being installed.
- There are exposed electrical wires.



Exposed wires.



Exposed wires.

## Electrical Outlets

- There are many 2 prong, ungrounded outlets in the house. Many modern appliances may not be able to plug into these. Consider upgrading these to grounded 3 prong outlets to protect electrical equipment and allow more electrical access throughout the house.
- There are outlets that have 3 prongs, but there was no ground in them. This can be a safety concern and damage may occur to expensive electrical equipment. It is advised to have an electrician estimate the cost for repair for safety and equipment protection.
- There are outlets that had the wires reversed in them (this is called reversed polarity). These outlets are still live and will work but could potentially cause a shock hazard. I recommend a licensed electrician repair for safety reasons.
- There are no GFCI outlets in areas that require them, such as the exterior, bathrooms or any area exposed to a water source.
- There are electrical outlets that have scorch marks on the outside of them. This indicates past arcing/shorts in the electrical circuit. This needs to be further evaluated and repaired by a licensed electrician.

This was seen on the back patio, and garage.



Scorched outlet



Scorced outlet is here.



Scorched outlet near water heater

## Electrical Switches

- There are some mystery switches in the building and it is not known what exactly they operate.

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## Light Fixtures

- There are light fixtures that do not come on. This may be from a bad bulb, or bad fixture.
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## Ceiling Fans

- The ceiling fans in this house were all in working order at the time of the inspection.
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## Smoke Detectors

- There are missing smoke detectors in areas. The only smoke detector was in the kitchen. They should be in all main areas of the house, plus one in each bedroom. Remember to test smoke detectors monthly with the test button.
- 

## Electrical Photos



## Plumbing System

### Main Water Shutoff Location and Type

- The main water shutoff is near the street on the right side of the driveway.

### Main Water Supply

- The water pressure falls within the acceptable range.
- The water flow appears less than desirable at the fixtures in the hall bathroom when operated all together.



Main water shutoff.

### Interior Water Line Material

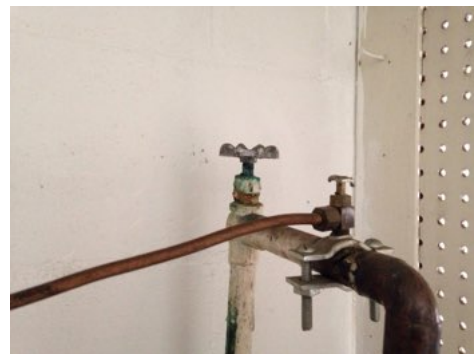
- The interior piping that supplies the water throughout the building is copper.

### Interior Water Line Condition

- There is a saddle valve installed. This is a valve that connects to a copper pipe by puncturing the pipe to allow water to flow out into the valve. These have a tendency to cause leaks and is an unprofessional installation. I recommend removing this valve and having a proper valve installed in its place.
- There were areas of water supply piping that were stained and possibly leaking. These are at the crawlspace under the master shower. There is a significant leak at that shower, and it is hard to tell if the supply lines themselves are leaking. I recommend having these pipes evaluated while having the leaking shower/drain line estimated for repair.



Kitchen supply piping



Saddle valve at water heater



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## Waste Line Materials

- The piping that takes the waste water from the fixtures to the main waste piping is a mixture of different materials.
  - The piping that takes the waste water to the sewer system is made of cast iron where visible. There was significant rust seen on portions of the drain pipe. This pipe may need replacement for this reason and insurance purposes. I recommend getting several estimates from qualified plumbing contractors before the end of your inspection contingency period for replacement.
- 

## Waste Line Condition

- There are vent pipes on the roof that do not extend far enough above the roof line. These should be 2-3 feet above the roof to allow the gasses to flow freely from the pipes.
- There is a cast iron pipe that appears to be leaking under the master bathroom. This pipe may need to be replaced. There was a significant leak seen in the shower of this bathroom, there may be more problems discovered with this cast iron piping while work is being performed.



Vent pipes should extend 2-3 feet above the roof line.



Leak in drain line at master bath shower



Cast iron waste line at master bath toilet and sink.

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## Sinks

- The kitchen faucet is loose and not tightly fastened to the sink.
  - The cold side of the faucets in the kitchen and hall bathroom do not operate.
- 

## Toilets

- The toilet is loose from the floor in the master bathroom. It was not found to be leaking at the time of the inspection, but should be repaired to prevent leaking. This has also caused damage to the flooring underneath. Repair to this may be necessary when repairing the toilet.
- 

## Showers

- The shower faucet leaks when in use in the hall bathroom.
- There are areas of cracked tile in the shower floor in the hall bathroom. There was a significant leak seen under the shower in the crawlspace. This indicates that the shower pan is damaged and leaking. The shower floor needs to be repaired along with the pan underneath. There may be more damage when the floor is opened, so it is best to get an estimate from a qualified plumber prior to the end of your inspection contingency period.





Shower head leaks when in use.



Leak under shower in master bath

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## Bathtubs

- The floor is stained under the tub in areas in the hall bathroom. This tested dry with a moisture meter at the time of the inspection. Monitor this area for future leaks.

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## Ventilation Fans

### Observations:

- The ventilation fan in the kitchen does not operate. Replace these vent fans in order to properly ventilate the kitchen and take cooking smells out of the house.

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## Hose Bibs

- A sampling of the exterior hose faucets show them to be operating properly

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## Water Heater Type & Location

- There is an electric water heater in the garage..
- The water heater is 17 years old.
- The water heater is 50 gallons.

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## Water Heater Condition

- There are rusted areas on the pipes of the water heater. This indicates a past leak. While there was no leak found during the inspection, I recommend close monitoring of the unit for future leaks.
- The water heater enclosure is rusted in areas. This can be a potential for a leak.
- The water heater is older, and seemed to take more time than usual to heat the water in the house.



Rusty enclosure.

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## Temperature / Pressure Relief Valve

- The temperature/pressure relief valve has a partial drain line installed but it does not go far enough to take the water away to a safe location. We recommend this drainline be properly installed in case this valve ever releases hot water.



No extension on TPR valve.

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## Plumbing Photos



Main water shutoff is in here.



Water softener

## Heating and Cooling

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality and ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity with a heat pump. Other sources of heat are sometimes used such as natural gas or liquid propane, but can also be powered by other sources such as butane, oil, solar panels, or wood.

The inspector will usually test the heating or air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

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### Heating System Type and Location

- The heating is done by a heat pump. This is an all electric system that has a condenser that pumps the refrigerant in one direction to cool the building and it goes in reverse to heat it.
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### Heating System Condition

- The heat was ran, and all worked as expected during the inspection.
- 

### Cooling System Type and Location

- There is a cooling system in the attic :
  - The cooling is done by a heat pump. This is an all electric system that has a condenser that pumps the refrigerant in one direction to cool the building and it goes in reverse to heat it. Both the cooling and heating modes came on as expected.
- 

### Cooling System Condition

- The air conditioning was ran, and all worked as expected during the inspection.
- 

### Condensate Drain Line

- There were no concerns found with the condensate line.
- 

### Thermostat Location and Condition

- The thermostat was tested and was found to be in good working order.
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### Ducting & Grills

- There are damaged areas of duct tape, that is letting air escape.



Air escaping here. This is near the attic access in the hall.

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## Air Return & Filter

- Maintenance: Remember that it is always good practice to change out your air filter once a month under normal circumstances. More often is recommended under dusty conditions. The filter on this unit is located in a return grill in the ceiling.
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## HVAC Photos





## Roof

### Roof Style

- The home had a gabled roof.

### Roof Materials.

The roof was covered with 3-tab fiberglass asphalt shingles. These shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.

### Roof Access

- The roof was walked on to inspect it.

### Roof Covering Condition

- Based on the age of the house, the style of shingle used, and the condition of this roof, I estimate this roof is about 18-20 years old. The typical life expectancy for a roof of this style and material is around 20 years depending on weather, location, environmental hazards like trees in close proximity, and many other factors.
- There are areas of moss/mildew on the roof. This needs to be cleaned to prevent premature failure of the shingles.
- There are areas of active leaks in the roof that were seen from inside the shed. These appear to be caused by debris buildup on the south side of the roof. This debris should be cleared off to determine if it is in fact the cause of the leak, and then any needed repairs made.

It is important to keep this area clear of debris in the future.

- There are areas of loose shingles. These should be repaired to prevent further damage to the shingles and prolong the life of the roof.



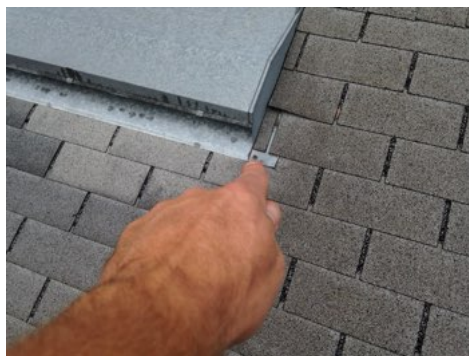
Mildew should be cleaned. Shed is on the left with the debris causing leaks.

### Exposed Flashing

- There are flashings that have been covered over with roofing compound/cement which is a temporary solution and will require regular maintenance to help ensure a leak free condition. This was seen at the chimney, and there was moisture staining in the attic near the chimney. This indicates that there has been leaks at this flashing in the past. Monitor this area for future leaking, and when the time for a roof replacement comes, suggest that the roofing company make a more permanent repair.
- There are penetrations through the flashing that are going to require high maintenance and should be closely monitored to prevent leaks.



Exposed nails



Exposed nails



Covered flashing

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## Gutters

• There is a portion of the roof that is notched from the rest of the roof. This is in the front of the house. The gutter spans the notch in an unconventional manner. This gutter is attached to a piece of wood that spans the notch as well. This wood is wrapped in an aluminum material, and the seam of the aluminum material is open at the top allowing water to penetrate the wood.

I would recommend removing the gutter from this area and installing new gutter at the back of the notch.



Notched area is here



Exposed wood in here. Getting wet.



Gap in aluminum material.

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## Downspouts

• There are downspouts that do not all route the water away from the building but instead deposit it next to the structure which can cause problems to the foundation over time. I recommend extending these further away from the building to prevent damage to the foundation.



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## Eaves, Soffet & Fascia

- The fascia is enclosed with aluminum.
- The soffit and fascia were in good shape at the time of the inspection.
- The fascia is missing on the backside of the dormer over the master bedroom. This has allowed the wood inside to become moisture damaged. This should be repaired to keep pests and moisture out.



Missing fascia at dormer.



Missing fascia at dormer.



Missing fascia at dormer.

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## Roof Framing

- The roof has conventional type framing in it.
- There are areas of moisture staining on the roof decking. This was seen around the chimney and to the east of the chimney.
- These were tested with a moisture meter and found to be dry at the time of the inspection.

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## Roof Photos



Vent pipes should extend 2-3 feet above the roof line.

## Attic

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### Attic Area and Access

- There appears to be an attic space over the entire floor plan of the building but some areas are blocked and these were not accessed.
- The attic has no firewall separating it from the garage. This leaves the attic completely open to the garage. This can allow fumes, fire, pests, weather and many other unwanted things into the attic space. I recommend closing this wall in with a fire rated product like drywall for safety reasons.



Feces

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### Attic Condition

- There was fecal matter found in the attic from what appears to be rodents and cats. These animals were not seen in the attic.

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### Attic Ventilation

- The ventilation in this house appears to be adequate, and the vents that supply fresh air appear to be in good shape.
- Soffit vents were installed as part of the roof structure ventilation system.

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### Attic Insulation

- The attic floor was insulated with blown-in fiberglass.
- The insulation has been disturbed and good coverage is no longer present in some portions of the attic. According to Energystar, attic insulation is recommended to be R30-R60. You can check out there website by clicking on this link:  
[https://www.energystar.gov/index.cfm?c=home\\_sealing.hm\\_improvement\\_insulation\\_table](https://www.energystar.gov/index.cfm?c=home_sealing.hm_improvement_insulation_table)



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### Attic Photos





## Foundation

### Crawlspace Condition

- The crawl space under the building has areas that could not be accessed. These areas were blocked off and could not be entered
- Rodent droppings were observed in the crawl space. It is advised to have a specialist in this area examine the structure and property to determine the presence or not of any infestation and recommend any corrective measures.

### Raised Foundation

- The foundation walls were in good condition, the columns and footings that support the floors were well constructed and in good structural shape.

### Floor Framing

- There are areas of floor framing that are stained from leaks in plumbing. This was seen at and the master bathroom. These areas tested dry with a moisture meter at the time of the inspection.
- There are areas of floor framing that are damaged from leaks in plumbing. This was seen at at the outside of the tub on the drain side. These areas tested dry with a moisture meter at the time of the inspection.
- There are areas of floor framing that are damaged from leaks in plumbing. This was seen at . These areas were currently wet and leaking. See plumbing section for further information.



Moisture damage near tub in hall bath. Tested dry.

### Foundation Vents

- There are fresh air vents that are blocked which reduces the air flow to the crawl space. This can lead to ventilation problems under the structure and they should be unblocked.
- Some foundation vents have no screens over them. This can allow animals to enter the crawlspace. Replace screens to keep pests out.



Missing screens in the front. Also these are blocked.

## Foundation Photos



Moisture staining near toilet in hall bath. Tested dry.



Rodent feces in crawl space.

## Exterior

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or “hairline” cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30”, consider your own personal needs and those of your family and guests. By today’s standards, spindles at decks and steps should be spaced no more than 4” apart for the safety of children.

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### Exterior Wall Covering

- The covering is painted concrete block, brick, and aluminum siding.
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### Exterior Wall Condition

- There are typical cracks in the brick. This was found to the right of the garage.
  - There are areas of moisture damage that will need to be repaired by a licensed contractor. These areas are at the front wall surrounding the roof supports.
- 

### Exterior Doors

- The exterior door surfaces are wood
  - [There is no weather stripping on the doors.](#)
- 

### Windows

- A representative number windows were inspected and operated, and no problems were found. However, many windows were not able to be tested due to keyed locks on them.
- [Keyed locks on windows can pose a safety hazard in the event of a fire, due to the fact that a key can be difficult to find and isn't always easy to operate.](#)



## Chimney / Fireplace

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### Chimney

- There is a chimney installed in this house. It appears as though the fireplace has been covered. It is not known if the fireplace is operable.

## Garage

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### Garage Door Type

- The garage door is the sectional door type.
  - The garage doors are made of wood.
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### Garage Door Condition

- The garage door is older, worn and not easily operated.
  - The garage door has no automatic opener, and is very heavy, making it hard to operate.
- 

### Garage Door Hardware

- The garage door hardware was in good condition.
- 

### Door Condition

- The door between the living space and the garage is not a solid core door or fire-rated for fire safety. I recommend replacing the door with a fire rated door to help slow a fire or fumes from spreading into the living space.
- 

### Garage Floor

- The garage floor had no visible problems the day of the inspection.
- 

### Garage Interior

- The wall and ceiling between the house and the garage is a fire separation safety barrier between the parking area and the living space. It is supposed to give someone 20 minutes to get out of the building in case of fire. There are not supposed to be any gaps or openings in this surface to maintain this rating.

The attic in this house is exposed to the garage. This should be repaired for safety reasons.

## Grounds

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### Driveway

- There are cracked areas in the driveway that are typical for the age and style of construction.
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### Walkways

- There are trip hazards in the walkways.
- There are cracked areas of the walkways that are typical for the age and style of construction.



There are trip hazards in the walkways.

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### Landscaping

- There are shrubs surrounding the house. This is ok to have for aesthetics, but should be kept trimmed away from the house to prevent moisture and insect intrusion.
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### Property Grade

- Flat site
- The grading of the property appears to be sufficient to direct moisture away from the building.

## Interior Areas

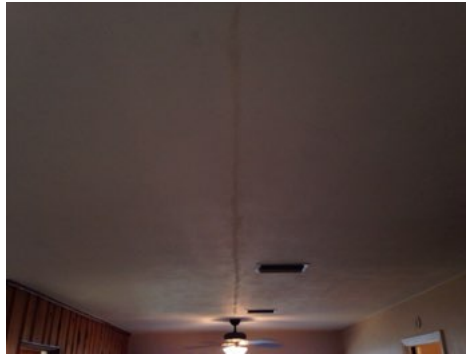
Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

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### Interior Rooms

- There are areas of stress cracks in the walls and ceilings that are typical for this age house and type of construction.

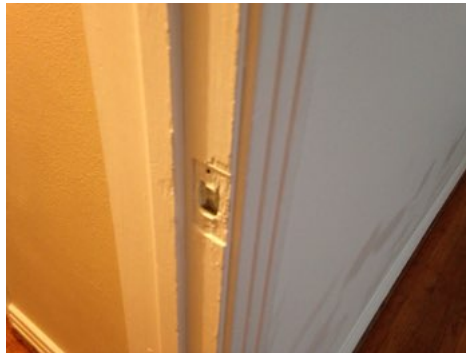


Ceiling crack in dining room.

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### Doors & Cabinets

- The cabinets in the house were inspected and were in good condition at the time of the inspection.
- The door in the hall bedroom doesn't stay closed due to a missing strike plate.



Missing strike plate in hall bath.

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### Hardwood Floors

- The interior has hardwood flooring throughout much of it. Though there are cosmetic blemishes and some wear to the finish, the visual condition of the flooring is acceptable relative to its age.



## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

### Electrical System

Page 3	Main Electrical Panel Condition	<ul style="list-style-type: none"> <li>The main hot lugs have more than one wire connected to them. This is a safety hazard as that circuit is not protected by any circuit breakers. This needs to be repaired.</li> </ul>
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Page 4	Condition of Wiring	<ul style="list-style-type: none"> <li>The wiring is a combination of the original cloth covered wiring and the newer plastic coated wiring. The cloth covered wiring is older and covered by insulation, so much of it could not be seen. The cloth covering will continue to wear out and have to be replaced at some time in the future when it can no longer serve its purpose of insulating the wires. Also, rodents can chew through this wiring and allow it to become exposed to the insulation, which makes this a safety hazard. Some insurance companies may not insure the house due to this wiring being installed.</li> <li>There are exposed electrical wires.</li> </ul>
Page 4	Electrical Outlets	<ul style="list-style-type: none"> <li>There are outlets that have 3 prongs, but there was no ground in them. This can be a safety concern and damage may occur to expensive electrical equipment. It is advised to have an electrician estimate the cost for repair for safety and equipment protection.</li> <li>There are outlets that had the wires reversed in them (this is called reversed polarity). These outlets are still live and will work but could potentially cause a shock hazard. I recommend a licensed electrician repair for safety reasons.</li> <li>There are no GFCI outlets in areas that require them, such as the exterior, bathrooms or any area exposed to a water source.</li> <li>There are electrical outlets that have scorch marks on the outside of them. This indicates past arcing/shorts in the electrical circuit. This needs to be further evaluated and repaired by a licensed electrician.</li> </ul> <p>This was seen on the back patio, and garage.</p>
Page 5	Smoke Detectors	<ul style="list-style-type: none"> <li>There are missing smoke detectors in areas. The only smoke detector was in the kitchen. They should be in all main areas of the house, plus one in each bedroom. Remember to test smoke detectors monthly with the test button.</li> </ul>

### Plumbing System

Page 6	Main Water Supply	<ul style="list-style-type: none"> <li>The water flow appears less than desirable at the fixtures in the hall bathroom when operated all together.</li> </ul>
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<b>Page 6</b>	<b>Interior Water Line Condition</b>	<ul style="list-style-type: none"> <li>• There were areas of water supply piping that were stained and possibly leaking. These are at the crawlspace under the master shower. There is a significant leak at that shower, and it is hard to tell if the supply lines themselves are leaking. I recommend having these pipes evaluated while having the leaking shower/drain line estimated for repair.</li> </ul>
<b>Page 7</b>	<b>Waste Line Materials</b>	<ul style="list-style-type: none"> <li>• The piping that takes the waste water to the sewer system is made of cast iron where visible. There was significant rust seen on portions of the drain pipe. This pipe may need replacement for this reason and insurance purposes. I recommend getting several estimates from qualified a plumbing contractors before the end of your inspection contingency period for replacement.</li> </ul>
<b>Page 7</b>	<b>Waste Line Condition</b>	<ul style="list-style-type: none"> <li>• There is a cast iron pipe that appears to be leaking under the master bathroom. This pipe may need to be replaced. There was a significant leak seen in the shower of this bathroom, there may be more problems discovered with this cast iron piping while work is being performed.</li> </ul>
<b>Page 7</b>	<b>Toilets</b>	<ul style="list-style-type: none"> <li>• The toilet is loose from the floor in the master bathroom. It was not found to be leaking at the time of the inspection, but should be repaired to prevent leaking. This has also caused damage to the flooring underneath. Repair to this may be necessary when repairing the toilet.</li> </ul>
<b>Page 7</b>	<b>Showers</b>	<ul style="list-style-type: none"> <li>• There are areas of cracked tile in the shower floor in the hall bathroom. There was a significant leak seen under the shower in the crawlspace. This indicates that the shower pan is damaged and leaking. The shower floor needs to be repaired along with the pan underneath. There may be more damage when the floor is opened, so it is best to get an estimate from a qualified plumber prior to the end of your inspection contingency period.</li> </ul>
<b>Page 8</b>	<b>Ventilation Fans</b>	<ul style="list-style-type: none"> <li>• The ventilation fan in the kitchen does not operate. Replace these vent fans in order to properly ventilate the kitchen and take cooking smells out of the house.</li> </ul>
<b>Page 8</b>	<b>Water Heater Condition</b>	<ul style="list-style-type: none"> <li>• There are rusted areas on the pipes of the water heater. This indicates a past leak. While there was no leak found during the inspection, I recommend close monitoring of the unit for future leaks.</li> <li>• The water heater enclosure is rusted in areas. This can be a potential for a leak.</li> <li>• The water heater is older, and seemed to take more time than usual to heat the water in the house.</li> </ul>
<b>Page 9</b>	<b>Temperature / Pressure Relief Valve</b>	<ul style="list-style-type: none"> <li>• The temperature/pressure relief valve has a partial drain line installed but it does not go far enough to take the water away to a safe location. We recommend this drainline be properly installed in case this valve ever releases hot water.</li> </ul>

## Roof

<b>Page 12</b>	<b>Roof Covering Condition</b>	<ul style="list-style-type: none"> <li>• There are areas of active leaks in the roof that were seen from inside the shed. These appear to be caused by debris buildup on the south side of the roof. This debris should be cleared off to determine if it is in fact the cause of the leak, and then any needed repairs made.</li> </ul> <p>It is important to keep this area clear of debris in the future.</p> <ul style="list-style-type: none"> <li>• There are areas of loose shingles. These should be repaired to prevent further damage to the shingles and prolong the life of the roof.</li> </ul>
<b>Page 12</b>	<b>Exposed Flashing</b>	<ul style="list-style-type: none"> <li>• There are penetrations through the flashing that are going to require high maintenance and should be closely monitored to prevent leaks.</li> </ul>
<b>Page 14</b>	<b>Eaves, Soffet &amp; Fascia</b>	<ul style="list-style-type: none"> <li>• The fascia is missing on the backside of the dormer over the master bedroom. This has allowed the wood inside to become moisture damaged. This should be repaired to keep pests and moisture out.</li> </ul>
<b>Attic</b>		
<b>Page 15</b>	<b>Attic Area and Access</b>	<ul style="list-style-type: none"> <li>• The attic has no firewall separating it from the garage. This leaves the attic completely open to the garage. This can allow fumes, fire, pests, weather and many other unwanted things into the attic space. I recommend closing this wall in with a fire rated product like drywall for safety reasons.</li> </ul>
<b>Foundation</b>		
<b>Page 17</b>	<b>Floor Framing</b>	<ul style="list-style-type: none"> <li>• There are areas of floor framing that are damaged from leaks in plumbing. This was seen at . These areas were currently wet and leaking. See plumbing section for further information.</li> </ul>
<b>Exterior</b>		
<b>Page 19</b>	<b>Windows</b>	<ul style="list-style-type: none"> <li>• Keyed locks on windows can pose a safety hazard in the event of a fire, due to the fact that a key can be difficult to find and isn't always easy to operate.</li> </ul>
<b>Chimney / Fireplace</b>		
<b>Page 20</b>	<b>Chimney</b>	<ul style="list-style-type: none"> <li>• There is a chimney installed in this house. It appears as though the fireplace has been covered. It is not known if the fireplace is operable.</li> </ul>
<b>Garage</b>		
<b>Page 21</b>	<b>Door Condition</b>	<ul style="list-style-type: none"> <li>• The door between the living space and the garage is not a solid core door or fire-rated for fire safety. I recommend replacing the door with a fire rated door to help slow a fire or fumes from spreading into the living space.</li> </ul>
<b>Page 21</b>	<b>Garage Interior</b>	<ul style="list-style-type: none"> <li>• The wall and ceiling between the house and the garage is a fire separation safety barrier between the parking area and the living space. It is supposed to give someone 20 minutes to get out of the building in case of fire. There are not supposed to be any gaps or openings in this surface to maintain this rating.</li> </ul> <p>The attic in this house is exposed to the garage. This should be repaired for safety reasons.</p>