# **Inspection Report**

123 Sample Inspection Street, Jacksonville, Florida 32207



 Inspection Date
 June 19, 2019

 Client
 Our Neighbor

 Inspector
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**Southern Brothers Inspections** 

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# **Executive Summary**

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

# **Significant Concerns**

## **Safety Concerns**

#### **Electrical**

- 1. CO Alarm (General Interior): Missing
- 2. Electric Service Panel(Kitchen): A Federal Pacific electrical panel/component
- 3. Electric Service Panel(Kitchen): Main breaker is double tapped
- 4. GFCI(Bathroom): Not present within three feet of water source
- 5. Outlet(General Interior): Non-grounded outlet style, multiple locations
- 6. Outlet(Bathroom): Tester shows open ground, multiple locations
- 7. Smoke Alarm(General Interior): Missing/not working, multiple locations
- 8. Sub / Distribution Panel(Exterior): A Federal Pacific Electrical panel/component
- 9. Wiring (Kitchen): Exposed insulated wiring
- 10. Wiring (Detached Garage): Exposed, junction box(es) not covered/not installed
- 11. Wiring (Detached Garage, Exterior): Presence of cloth wiring

#### **Balconies, Decks and Porches**

- 12. Balcony, Deck or Porch(Exterior): Handrail missing graspable hand hold and balusters
- 13. Balcony, Deck or Porch(Exterior): Handrail/guardrail is damaged/loose

#### **Room Components**

14. Garage door opener(Detached Garage): Safety reversing sensor is not present

#### Appliances

15. Oven/Range(Kitchen): Anti-tip over bracket is not engaged

#### Landscaping and Hardscaping

16. Fence(Exterior): Unstable with applied pressure

## **Items Not Operating**

#### **Insulation and Ventilation**

17. Kitchen / Bath Exhaust(Bathroom): Missing

#### **Fireplace and Chimney**

18. Fireplace(General Interior): Not Working (eliminated from use)

### **Major Concerns**

#### **Building Structure**

19. Foundation Wall(Crawl Space): Evidence of washout at footer/foundation wall

#### Plumbing

20. Waste Discharge Pipe(Crawl Space): Leaking, cast iron waste line failed

#### **Room Components**

21. Ceiling (Crawl Space): Sub floor/joists evidence of high moisture content and damage, multiple locations

22. Floor(Detached Garage): Concrete floor has significant cracking

# **Budget to Replace**

# **Needs Further Evaluation**

#### **Building Exterior**

24. Siding (Exterior): Brick weep holes not visible

# **Items to Monitor**

None

# **Maintenance Items**

#### **Electrical**

25. GFCI(Exterior): Not present at exterior receptacle(s), multiple locations

#### **Plumbing**

- 26. Main water valve(Exterior): Freeze protection worn/not present, at main water supply
- 27. Sink(Bathroom, Kitchen): Drains slow
- 28. Water Pipe(Detached Garage): Hot/cold sides reversed
- 29. Water Pipe(Crawl Space): Not insulated in unconditioned areas, multiple locations

#### Roof

30. Roof Material (Exterior): Debris on roof surface

#### **Building Exterior**

- 31. Eave(Exterior): Soffit/Fascia is damaged, see photos for examples
- 32. Exterior Trim(Exterior): Damaged wood trim component (see photos for examples)

**33.** Siding (Exterior): Brick siding currently in place is not original to the house. No permit record indicating permitted work.

- 34. Siding (Detached Garage): Material is damaged (see photos for examples)
- 35. Siding (Exterior): Mortar has cracks, voids or is loose

#### **Room Components**

- 36. Crawl Space Entrance(Crawl Space): Crawl space entrance is open and unsecured
- 37. Floor(Crawl Space): Elevated moisture content, lacks a moisture barrier
- 38. Floor(Crawl Space): Has debris through out, limited accessibility to some areas
- 39. Window(Exterior): Gasket or weather seal is damaged, multiple locations, see photos for examples

#### **Insulation and Ventilation**

40. Basement / Crawl Space Ventilation(Crawl Space): Inadequate for the crawl space

#### Landscaping and Hardscaping

- 41. Drainage and Grading (Exterior): Signs of pooling water
- 42. Driveway(Exterior): Concrete is settling/heaving, trip hazard

# **General Information**

- # Of Stories: 1
- Foundation Design: Crawl Space/Pier and Beam
- Ground Conditions: Wet
- Location Of Attic Entrance: Some areas of attic inaccessbile, General Interior
- Location Of Crawl Space Entrance: Some areas inaccessible, Exterior
- Method To Inspect Attic: Some areas inaccessible, Inside attic, On ladder
- Method To Inspect Crawl Space: Inside crawlspace, With Camera, Some areas inaccessible
- Method To Inspect Roof: On ladder, From ground, On roof
- Occupancy: Vacant
- Present During Inspection: Buyer's agent, Buyer
- Property Style: Single Family Residence
- Recent Rain (3 Days): Yes
- Sewer System: Public
- Square Footage: 1654
- Temperature: 80-85
- Time of Inspection: 9:00am
- Water Source: Public
- Weather Conditions: Cloudy, Rain
- Year Built: 1947

# **Scope of Inspection**

- · An inspection does not determine the insurability of the property
- Any and all recommendations or comments regarding suggested action or repair, should be completed by licensed professionals in the trade or industry specific to the defect. Property owners, occupants, and clients should not attempt to complete any work recommended in this report.
- The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. This report reflects the condition of the premises at the time of the inspection.
- The inspection is limited to visible and accessible components and areas only.
- This inspection is being conducted in accordance with the InterNACHI and State of Florida, standards of practice, as guidelines.
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that any systems or equipment will perform adequately in the future.
- An inspection does not include items not permanently installed.
- An inspection does not determine the life expectancy of the property or any components or systems therein.
- An inspection does not determine the advisability or inadvisability of the purchase of the inspected property
- Mechanical and electrical systems can fail at any time, very often with no advance warning. Therefore, this report
  deals only with the condition of such systems at the time of inspection, and is not to be considered a guarantee or
  warranty as to future performance.
- Some items or areas may not be inspected if they are blocked by furniture, stored items, or heavy plant/landscaping overgrowth.
- An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- An inspection does not determine the market value of the property or its marketability.
- An inspection is not technically exhaustive.
- Seasonal changes such as wind-driven rain, high rain volumes, and humidity may bring some defects to light that were not noted during your inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months.
- An inspection will not identify concealed or latent defects.
- Please be aware that in light of issues regarding mold/fungi contamination in buildings, any comment in this report that indicates water damage, water stains, condensation, plumbing leaks, roof leaks, and the like, should be considered as possible areas of mold growth/development. Mold testing is not included in this limited inspection process.
- An inspection will not determine the suitability of the property for any use.
- This is not a code compliance inspection. The local municipality should be contacted for any questions or concerns in relation to local building code.
- No guarantees or warranties are provided in connection with the inspection.
- The home inspector is not required to move personal items, panels, furniture, equipment, plant life, soil, or debris that obstructs access or visibility.
- No pest control, lead paint, asbestos, mold, or other types of testing are being performed or incorporated in this inspection report.
- Attic All areas of the attic could not be inspected because they were inaccessible or blocked by insulation, equipment, ductwork, or other features.
- Crawl Space Some areas of the crawl space were not accessible and therefore limited inspection of all areas.
- Crawl Space All noted items/defects will require further evaluation, based on limited accessibility.

# Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.

•	Marginal	The item is working, but has at least one concern that is beyond cosmetic.
Ø	Satisfactory	No material issues have been found. One or more cosmetic issues may have been observed.
Ø	Not working	Was not working at the time of the inspection.
ዏ	Poor	Is operating, but has at least one major concern with its operation.
	Safety Hazard	Has conditions that make operation of the item unsafe and is in need of prompt attention.
$\oslash$	Not Inspected	Was not inspected. The reason is typically indicated.

# General

## **Descriptions:**

## **Concerns and Observations:**

#### Sexterior Property Photos

**Observation/Note** 

# Existing Condition, Day of Inspection

Location Exterior













# **Building Structure**

## **Descriptions:**

#### **Foundation Wall**

Material: Concrete Block, Brick

#### **Roof Structure**

- Framing Type: Rafter
- Roof Pitch: Medium
- Roof Style: Gable

## **Concerns and Observations:**

Beam
 Column / Pier
 Foundation Wall

**Major Concern** 

#### Evidence of washout at footer/foundation wall

Location	Crawl Space
Impact	Foundation wall, footing, and soil compaction have been compromised by
	the washout in multiple locations
Suggested Action	Restore grade, ensure proper compaction. Consult with a professional engineer for further evaluation of structural integrity and complete prescription of necessary repairs.



Rear elevation, washout

Joist
Rafter
Roof Sheathing
Roof Structure
Truss

# **Electrical**

## **Descriptions:**

#### Sub / Distribution Panel

- Manufacturer Name: Square D
- Panel Rating: 100 Amp
- Panel Type: Circuit breakers
- Wiring Type Distribution: Copper

#### **Electric Service Panel**

• Location: Exterior

#### **Electric Service Panel**

- Location: Kitchen
- Manufacturer Name: Federal Pacific
- Panel Type: Circuit breakers
- Service Amps: 200 Amps
- Wiring Type Distribution: Copper

#### **Electrical service**

• Location: Exterior

- Location Of Main Disconnect: At interior service panel
- Rating: 200 amps
- Service Entry Style: Overhead

## **Concerns and Observations:**

### A CO Alarm

### Safety Concern

#### **Missing**

	General Interior Without one, high levels of carbon monoxide cannot be detected
Suggested Action	Install a carbon monoxide detector CO detectors should be located outside all sleeping areas and on every level of the home

## Oper Bell

Electric Service Panel	Electric Service Panel	
Safety Concern		
A Federal Pacifi	c electrical panel/component	
Location	Kitchen	
Impact	These panels/components are not accepted by a majority of insurance companies and are prone to failure/overheating	
Suggested Action	Simply replacing the circuit breakers is not a reliable repair. All related components should be replaced by a licensed electrician	
Other Information	Federal Pacific Electrical panels have been the subject of class action lawsuits because their circuit breakers have been known to fail to trip at a higher rate than standard panels. When a breaker fails to trip, an extreme amount of power from the outside electrical supply surges into a the buildings other panels and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or the wires melt. Many Federal Pacific Electric panels and breakers can operate properly for years, but they can malfunction unexpectedly	





#### Main breaker is double tapped

Location Impact

Suggested Action Other Information Kitchen The main breaker is double tapped, in most manufacturer specifications each lug is designed for one connection. Have repaired or replaced by a licensed electrician as needed Although the double tap is for a lightning protection device, recommend having a licensed electrician further evaluate this condition.

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#### Selectrical service

#### **GFCI**

#### Safety Concern

#### Not present within three feet of water source

Location	
Impact	Without a GFCI, there is no mechanism to prevent an electrical short
Suggested Action	Upgrade all receptacle to GFCI protection within 6 feet of all potential wet
	locations
Other Information	GFCI receptacles may be installed, but if the outlet is not grounded the GFCI will not operate as intended.



#### Moderate Concern

#### Not present at exterior receptacle(s), multiple locations

Location Exterior

Impact Without a GFCI, there is no mechanism to prevent an electrical short Suggested Action Upgrade all receptacle to GFCI protection within 6 feet of all potential wet locations, including the exterior





# Light FixtureOutlet

#### Safety Concern

#### Non-grounded outlet style, multiple locations

Location<br/>ImpactGeneral InteriorSuggested Action<br/>Other InformationUngrounded outlets pose potential safety risks<br/>Utilize a licensed electrician to repair/replace<br/>Two prong outlets often indicate the potential presence of outdated wiring.



#### Tester shows open ground, multiple locations

Location Bathroom

**Impact** An open ground outlet can cause an electrical surge to the appliance resulting in damage or electrical shock Have repaired by a licensed electrician

Suggested Action



#### A Smoke Alarm

**Safety Concern** 

#### Missing/not working, multiple locations

Other Information

Location General Interior Impact Without one, smoke that may be an indicator of a fire can not be detected Suggested Action Install a smoke detector Smoke detectors should be located inside every sleep room, outside each sleeping area, and on every level of the home

**A** Sub / Distribution Panel

#### A Federal Pacific Electrical panel/component

 Location Impact
 Suggested Action
 Other Information
 Exterior
 The panel could overheat and catch fire
 Simply replacing the circuit breakers/components is not a reliable repair. The panel should be replaced by a licensed electrician
 Federal Pacific Electrical panels have been the subject of class action lawsuits because their circuit breakers have been known to fail to trip at a higher rate than standard panels. When a breaker fails to trip, an extreme amount of power from the outside electrical supply surges into the panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or the wires melt. Many Federal Pacific Electric panels and breakers can operate properly for years, but they can malfunction unexpectedly



# Switch Wiring

#### **Safety Concern**

#### **Exposed insulated wiring**

	Location	Kitchen
		Exposed wiring should be protected by other means, appropriate conduit or
	impact	
		contained in a junction box or wire nut
S	uggested Action	Utilize a licensed electrician to place the wiring in a junction box with a cover
	55	plate or secure the conduit inside approved wiring conduit (if required),
		following all local building codes.



## Exposed, junction box(es) not covered/not installed

Location	Detached Garage
Impact	Exposed wiring can cause electrical shock and lacks containment in the
	event of arching
Suggested Action	Place the wiring in a junction box with a cover plate or secure the conduit
	inside approved wiring sheath
<b>Other Information</b>	Exposed wiring should be capped and in a junction box with a cover plate or
	removed

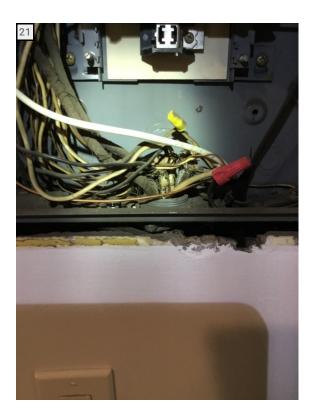


#### **Presence of cloth wiring**

Location<br/>ImpactDetached Garage, Exterior<br/>Cloth wiring is an indication of an outdated electrical system and may<br/>present a safety hazardSuggested ActionUtilize a licensed electrician to update the electrical system, it's<br/>components, equipment, and wiring







# HVAC

## **Descriptions:**

#### Thermostat

• Location: General Interior

#### Air Handler

- Energy Source: Electric
- Manufacturer: Goodman
- Year Built: 2014
- Manual

# **Concerns and Observations:**

- AC-Condenser
- Air Handler
- **Ductwork**
- 🛇 Register / Return
- Thermostat

# Plumbing

## **Descriptions:**

#### Cleanout

• Location: Not Visible, Buried or Covered by Landscaping

#### Water Pipe

- Main Waste/Vent Line Material: PVC, Cast Iron
- Water Service Piping Material: CPVC, Supply Material at Utility Connection or Underground UNCONFIRMED, PVC
- Water Supply Piping Material: CPVC

#### Water Heater

- Btu Or Watt Input Rating: 4500
- Capacity: 50 gal
- Energy Source: Electricity
- Location: Detached Garage
- Manufacturer Name: AO Smith
- Model Number: ECT52210
- Serial Number: 1323A002740
- Type: Recovery
- Year Built: 2013
- Manual

# **Concerns and Observations:**

#### Cleanout

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#### **AC-Condenser**

- Capacity: 4 Ton
- Energy Source: Electric
- Manufacturer: Goodman
- Maximum Fuse / Breaker Rating: 45
- Model Number: GSZ140481AG
- Serial Number: 1403268960
- Year Built: 2014
- Manual

#### Waste Discharge Pipe

• Plumbing Waste Piping Material: PVC

#### Main water valve

- Location: Exterior
- Shutoff Location: Left of entry
- Water Meter Location: Not located, buried

#### Soundation drainage system

#### **Fuel Lines**

#### **O Hose Bibb**

#### Main water valve

#### Moderate Concern

Freeze protection worn/not present, at main water supplyLocation<br/>ImpactExteriorFreezing temperature can damage exposed plumbing pipes, causing<br/>damage to systemSuggested ActionInsulate plumbing exposed to the elements



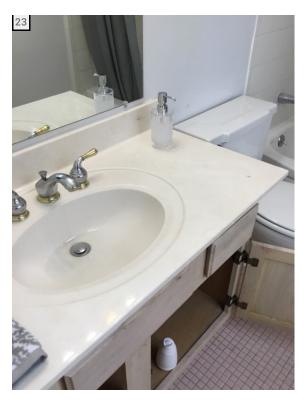
# Shower / Tub

#### Moderate Concern

Drains slow Location Impact Suggested Action

Location<br/>ImpactBathroom, KitchenEffective draining of water, clogged drain linesed ActionClear the drain of debris with a rodder, contact a licensed plumbing<br/>professional if issue persists

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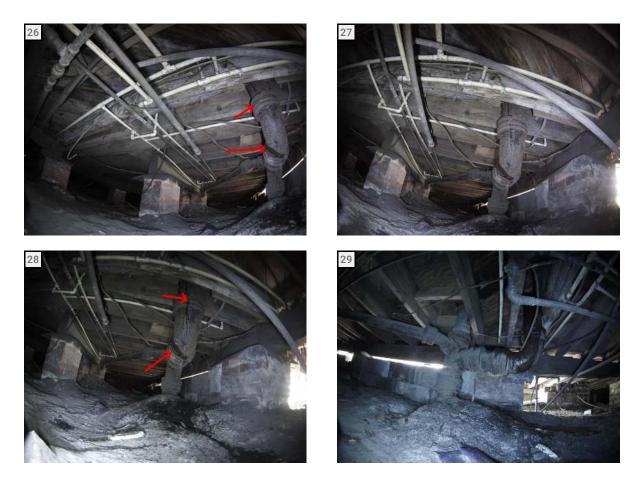


ToiletWaste Discharge Pipe

**Major Concern** 

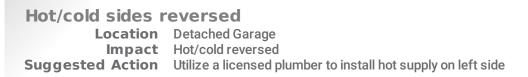
#### Leaking, cast iron waste line failed

LocationCrawl SpaceImpactLeaking water, damage to surrounding areas, proper operation of plumbing<br/>systemSuggested ActionReplace damaged components by a licensed plumbing contractor



# Water Heater Water Pipe

Moderate Concern





#### **Minor Concern**

#### Not insulated in unconditioned areas, multiple locations

LocationCrawl SpaceImpactPlumbingSuggested ActionInsulate supply linesOther InformationUninsulated pipes an

Crawl Space Plumbing Insulate supply lines Uninsulated pipes and fittings could result in damage to pipes in freezing temperatures. Additionally hot lines are more efficient when insulated.

# Roof

### **Descriptions:**

#### **Roof Material**

- Approximate Age: 0 5 years, 20+ years
- Roof Material: Asphalt (Architectural), Metal

## **Concerns and Observations:**

### **Roof Flashing**

**Roof Material** 

Minor Concern

#### Debris on roof surface

LocationExteriorSuggested ActionClear the debris from the roof



# **Building Exterior**

# **Descriptions:**

#### Eave

- Fascia Material: Wood
- Soffit Material: Wood

#### Siding

• Material: Wood, Brick

# **Concerns and Observations:**

### **Eave**

Moderate Concern		
Soffit/Fascia is o	damaged, see photos for examples	
Location	Exterior	
Impact	Damage and evidence of previous repair. Monitor this area for changes or further damage.	
Suggested Action	Replace or repair damaged soffit/fascia. Seal all gaps and transitions with appropriate sealant. Consult with a licensed contractor for complete repair prescription.	

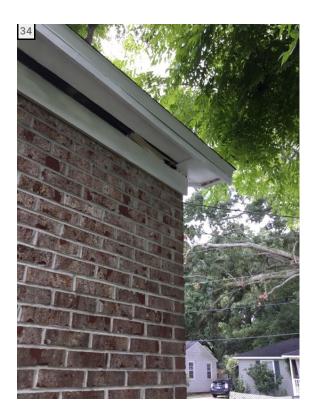
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**Exterior Trim** 

• Material: Brick, Wood





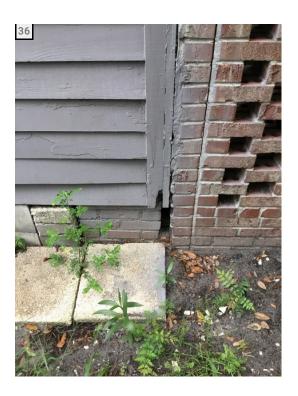




# Exhaust VentExterior Trim

#### Moderate Concern

Damaged wood trim component (see photos for examples)		
Location	Exterior	
Impact	Further/ongoing damage due to proximity, locations and compromise of wood surface or exposure to moisture	
Suggested Action	Have condition further evaluated by a licensed contractor for remedy and repair prescription, if desired. Utilize a licensed pest control operator for identification of wood destroying organisms. Repair/replace damaged components	





#### **Siding**

#### **Possible Concern**

Brick weep holes not visible

Location Exterior

Suggested Action

Impact Weep holes at the base of brick are designed to allow any moisture penetration through the siding to escape through the bottom (weep holes) Investigate further with licensed contractor for remedy.



#### **Moderate Concern**

Brick siding currently in place is not original to the house. No permit record indicating permitted work.

Location	Exterior
Impact	Proper installation and engineered design, no ability to confirm tie backs or
Suggested Action	proper installation Workmanship and installation should be further evaluated by a licensed contractor











#### Material is damaged (see photos for examples)

Location Detached Garage

**Impact** Damaged siding negatively effects the materials designed intent to eliminate moisture intrusion. Damage to the siding material exposes the system to further/ongoing damage

Suggested Action

Repair or replace the damaged area(s). Utilize a licensed pest control company for further evaluation of Wood Destroying Organism specific activity on the structure.





#### Moderate Concern

#### Mortar has cracks, voids or is loose

Location	Exterior	
Impact	Moisture intrusion, effective bonding of siding system. Potential for ongoing	
	settling and further damage	
Suggested Action	Utilize a professional mason to repair/replace. Assure complete sealing of	
	corners and joints with appropriate mortar/sealant. Monitor and maintain. If	
	concerns warrant contact a licensed contractor for further evaluation.	







# **Balconies, Decks and Porches**

## **Descriptions:**

#### **Balcony, Deck or Porch**

- Material: Tile, Brick
- Type: Porch, Entry, Patio

# **Concerns and Observations:**

#### **A** Balcony, Deck or Porch

#### Safety Concern

#### Handrail missing graspable hand hold and balusters

Location Exterior

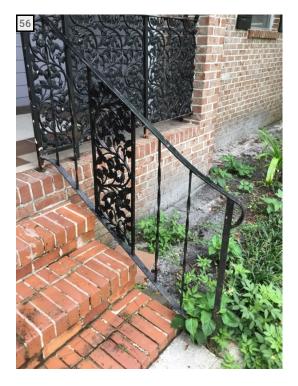
Suggested Action Utilize a licensed contractor to install hand holds that are of a graspable nature. Follow all local building codes

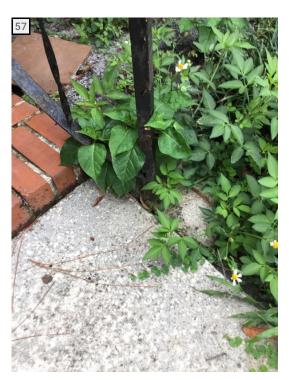


#### Handrail/guardrail is damaged/loose

Location Impact Suggested Action

Exterior Damaged/loose railing reduces the stability and safety of the occupants Repair/replace damaged/loose components of the railing, follow all local building codes for safety and protection of occupants





# **Room Components**

## **Descriptions:**

#### Window

- Window Frame Type: Aluminum
- Window Glass Type: Double pane
- Window Type: Single hung

## **Concerns and Observations:**

Cabinet

Ceiling

#### **Major Concern**

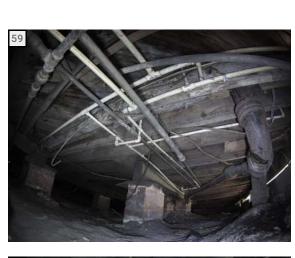
# Sub floor/joists evidence of high moisture content and damage, multiple locations

	Crawl Space Further/ongoing damage from wood decay. Structural integrity above adjacent damage
Suggested Action	Assess with more intrusive methods, contact a licensed contractor for full assessment of damage and prescription of necessary repairs. Utilize a licensed pest control operator for further evaluation of wood destroying organisms: and recommended treatments if necessary.

**Overhead Door** 

Material: Aluminum









Countertop Crawl Space Entrance

#### Crawl space entrance is open and unsecured

 
 Location
 Crawl Space

 Impact
 Crawl space is not adequetly protected from vermon and pest occupancy.
 Suggested Action Protect the crawlspace openings with grills or lattice



#### **Exterior door** Floor

**Major Concern** 

#### **Concrete floor has significant cracking**

Location	Detached Garage
Impact	The size and length of the crack indicate potential settlement
Suggested Action	Monitor the crack and surrounding areas for changes in, or development of,
	size, shape, length, etc. Utilize a licensed structural engineer for further
	evaluation and prescription of repairs/maintenance.
<b>Other Information</b>	Some expansion cracking in concrete slabs is to be expected by nature of
	the material. Monitor for changes in thickness and development of raised
	edges or valleys, indicating significant movement.





#### Elevated moisture content, lacks a moisture barrier

Location Crawl Space Impact Without a mo

t Without a moisture barrier, cool moist air is allowed into the space, from the ground and site drainage, potentially allowing high humidity infiltration to the living space above.

**Suggested Action** Utilize a licensed contractor for further evaluation and recommendation of complete system remedy. Recommend crawl space encapsulation and eliminating the moisture intrusion via a complete system approach including but not limited to dehumidifiers and sump pumps, where necessary. n the interim, utilize a licensed pest control operator or mold remidiator to treat the white fungus and install a moisture barrier such as 6 mil. visqueen, to eliminate moisture intrusion from ground water evaporation and site drainage.



Has debris through out, limited accessibility to some areas

Location Crawl Space

**Impact** This debris may be a host to rodents, pests, insects and other vermin under structure

Suggested Action Remove the debris and maintain a clean environment



#### 🛕 Garage door opener

Safety Concern

#### Safety reversing sensor is not present

Suggested Action

**Location** Detached Garage Impact No safety feature in the event of crossed threshold Install safety reversing sensors. Follow all manufacturer installation instructions.



#### Interior Door Overhead Door



Gasket or weather seal is damaged, multiple locations, see photos for examples

Location Suggested Action Repair/replace

Exterior Impact Without weather seal, air or moisture intrusion may occur



**GENERAL CONDITION, MAJORITY OF** WINDOWS AFFECTED



# Insulation and Ventilation

### **Descriptions:**

#### **Attic Ventilation**

• Type: Soffit, Gable end, Ridge

## **Concerns and Observations:**

#### Attic Ventilation Basement / Crawl Space Ventilation

**Moderate Concern** 

Inadequate for	the crawl space
Location	Crawl Space
Impact	Without proper ventilation, moisture will build up in the crawl space. Moist or wet wood is considered to be a conducive condition for wood rot
Suggested Action	Having a contractor add ventilation in the most appropriate method for the crawl space
<b>Other Information</b>	The foundation area should be liberally ventilated. Three sides of the structure should have venting within three feet of the corners





#### Insulation 🛞 Kitchen / Bath Exhaust

**Not Working** 

## Missing

Location Bathroom Suggested Action

Impact Without an exhaust fan, moisture can not be removed Install an exhaust fan would assist in prompt removal of moisture to avoid moisture damage



# **Fireplace and Chimney**

## **Descriptions:**

#### **Fireplace**

Location: General Interior

## **Concerns and Observations:**

#### Ø Fireplace

#### **Not Working**

#### Not Working (eliminated from use)

Location General Interior

The fireplace should not be utilized until further equipped with appropriate Impact equipment and diagnosed for safe operation by a professional chimney company. If necessary have fireplace evaluated/further tested by a fireplace/chimney

Suggested Action

professional for repair and operation evaluation.



# **Appliances**

## **Descriptions:**

#### **Microwave Oven**

- Manufacturer Name: Whirlpool
- Model Number: AMV2307PFS
- Serial Number: TR82886471
- Year Built: 2018
- Manual

#### **Oven/Range**

- Energy Source: Electric
- Manufacturer Name: Kenmore

#### Refrigerator

- Manufacturer Name: GE
- Model Number: GSS23GSKKCSS
- Serial Number: AM402226
- Year Built: 2007
- Manual

- **Disclaimers:** 
  - Oven/Range Manufacturer data plate not visible for equipment information.
  - Oven/Range The oven / range could not be tested due to the lack of a fuel source.

## **Concerns and Observations:**

# Microwave Oven Oven/Range

#### Safety Concern

### Anti-tip over bracket is not engaged

Location<br/>ImpactKitchenOven/Range units of this design have a high tip over potential when the oven<br/>door is fully opened, causing a safety concern for young children and<br/>occupants of the kitchen.Suggested ActionInstall oven to fit into anti tipping bracket



#### Refrigerator

In working order

Nearing the end of its useful lifeLocationSuggested ActionConsider a home warranty for replacement of future malfunction. Budgetfor a newer unit. In the interim, a higher level of maintenance can beexpected

# Landscaping and Hardscaping

## **Descriptions:**

#### **Patio and walkway**

Material: Concrete

#### **Driveway**

Material: Concrete

#### Fence

• Material: Vinyl, Wood, Brick, Chain link

## **Concerns and Observations:**

#### **Drainage and Grading**

#### Moderate Concern

	water Exterior Foundation and drainage
Suggested Action	Slope grade away from foundation. Extend gutters and downspouts to discharge four feet away from the foundation where possible
Other Information	Pooling and ponding water are a concern to the structural integrity of the foundation, if this condition has been or remains a long standing issue. In extreme conditions, standing water can reach heights above the foundation and penetrate to other materials, such as framing, exterior sheathing, interior trim, and interior wall coverings, via capillary action (wicking). Furthermore, highly saturated soil leads to a higher risk of insect and termite activity.



#### **Driveway**

#### Moderate Concern

### Concrete is settling/heaving, trip hazard

Location	Exterior
Impact	The cracks allow for water intrusion, which may cause the surrounding surfaces to also deteriorate causing further/ongoing damage overtime.
Suggested Action	Monitor for further development of cracks, increasing in size or number.
Suggested Action	Consider replacement if issues worsen.
Other Information	Changes in elevation and concrete settlement may cause unforeseen tripping hazards.



### A Fence

Safety Concern

# Unstable with applied pressure

LocationExteriorImpactLongevity, durability, and safety of property occupantsSuggested ActionRepair/replace





Landscape Feature
 Patio and walkway
 Stair and Stoop