



# Genesis Home Inspections, LLC

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Inspected By: Michael Jones Sr.

## Home Inspection Report

Prepared For:

**John Doe**

Property Address:

**123 S Main St**

**Darlington, SC 29532**

Inspected on Wed, Oct 30 2024 at 9:00AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

## DEFINITION OF CONDITION TERMS

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Home Inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for ant specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed. Home Inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or

other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air. Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

## General

Property Type:	Single Family
Stories:	Two
Approximate Age:	2008
Age Based On:	Online
Furnished:	No
Occupied:	No
Weather:	Overcast
Temperature:	Cold (65F-)
Utilities On During Inspection:	Electric Service, Water Service, Natural Gas Service
People Present:	Landscaper's
Soil Condition:	Dry
Rained in the last 3 Days:	No

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Vegetation:	Generally Maintained Condition: Inspected
Site Grading:	Mostly Level Condition: Inspected/Not Inspected
Driveway:	Concrete Condition: Inspected
Porches:	Covered, Wood, Concrete Condition: Inspected/Not Inspected
Railings:	Metal Condition: Repair or Replace

(Site continued)



Comment 1:  
Loose handrails for entry steps to the home. Exterior front



Figure 1-1

Steps/Stoops:	Brick
	Condition: Inspected
Walkways:	Concrete
	Condition: Inspected

# Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick Veneer, Composite Board, Cement-Fiber
	Condition: Inspected/Not Inspected
Exterior Trim:	Wood, Vinyl, Metal
	Condition: Repair or Replace

(Exterior continued)



Comment 2:  
Exterior garage door trim is not sealed to the brick. Recommend sealing with clear silicone or an equivalent.



Figure 2-1



Figure 2-2

Soffit and Fascia :	Metal, Vinyl Condition: Inspected
Gutters and Downspouts:	Metal Condition: Inspected/Not Inspected
Exterior Windows:	Vinyl Condition: Inspected/Not Inspected
Entry Doors Materials:	Wood, Fiberglass Condition: Inspected
Entry Door Types:	Hinged, French Condition: Inspected
Entry Doors:	Condition: Repair or Replace

(Exterior continued)



Comment 3:

Entry door does not latch when the door is being closed. Door and/or hardware may need adjustment. Exterior rear



Figure 3-1



Comment 4:

Threshold for the entry door was not sealed with silicone or an equivalent on exterior. Recommend sealing to prevent moisture penetration. Exterior front



Figure 4-1

Storm Doors:  
Screen Doors:

Not Present  
Yes  
Condition: Inspected



# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:

Tile, Carpet, Wood Laminate

Condition: Repair or Replace



Comment 5:

Damaged grout for the tile floors scattered inside the home.



Figure 5-1

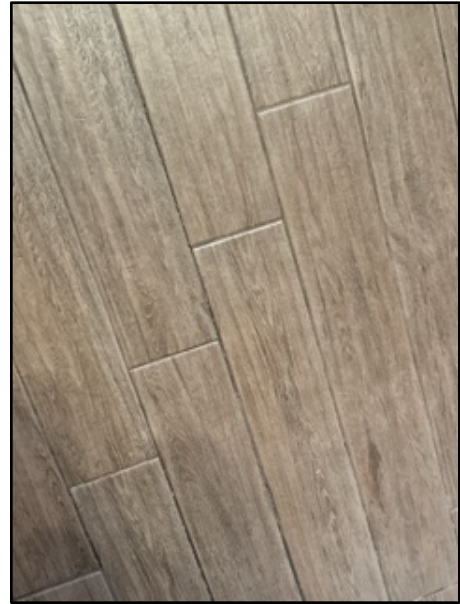


Figure 5-2



Figure 5-3

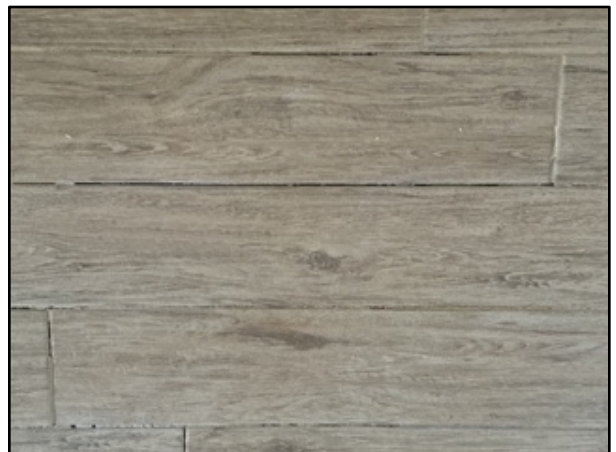


Figure 5-4

Walls:

Painted Drywall, Tile

Condition: Inspected

(Interior continued)

Ceiling :

Painted Drywall

Condition: Further Evaluation Required



Comment 6:

Scattered moisture staining to ceilings and walls. Not wet at time of inspection. Recommend further evaluation by a licensed contractor.

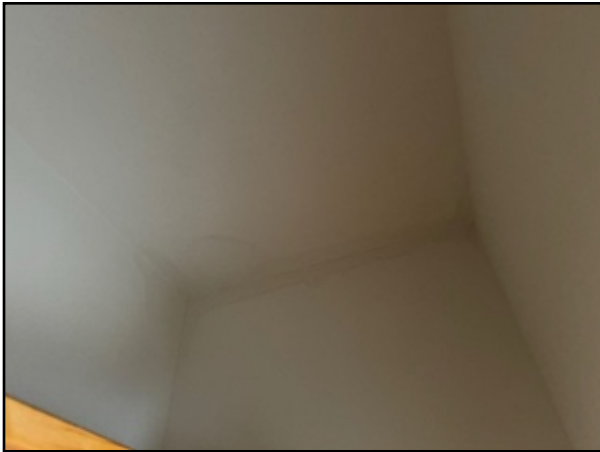


Figure 6-1



Figure 6-2



Figure 6-3

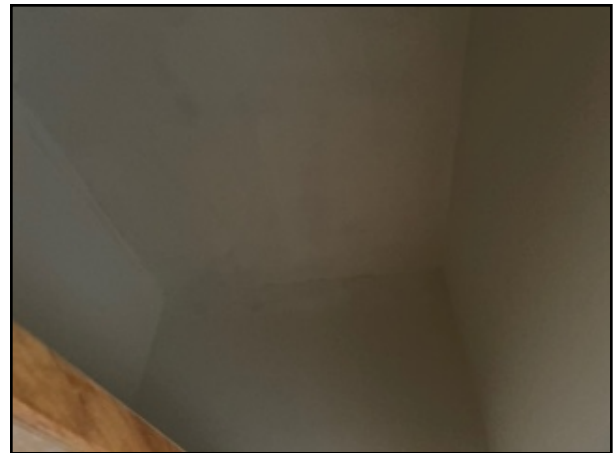


Figure 6-4

(Interior continued)



Figure 6-5



Figure 6-6

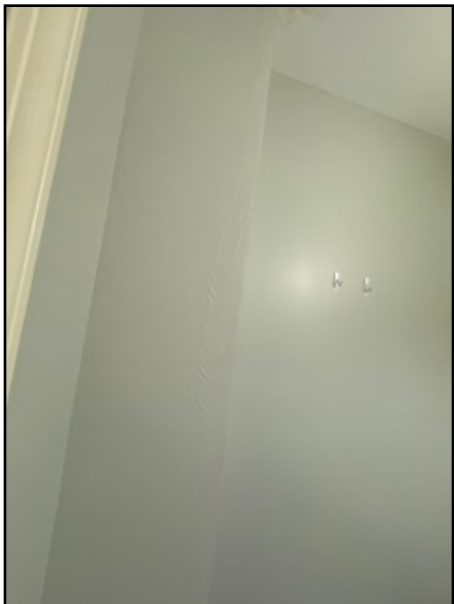


Figure 6-7



Figure 6-8

Window Materials:	Vinyl
Window Types:	Single Hung, Thermo Insulated
	Condition: Inspected
Interior Door Materials:	Masonite, Hollow Core, Raised Panel
Interior Door Types:	Hinged, French
Interior Stairs/Railings:	Wood
	Condition: Inspected
Fireplace:	Gas Burning
	Condition: Inspected/Not Inspected

(Interior continued)



Comment 7:  
Gas fireplace was operational at time of inspection.



Figure 7-1

# Garage

Garage Type:	Attached
Number Of Overhead Doors:	1
	Condition: Inspected
Door Opener Type:	Automatic Opening
	Condition: Inspected
Door Opener Brand:	Chamberlain
Door Opener Horse Power:	1/3
Opener Safety Features:	Light Beam, Force Sensitive



Comment 8:  
I was unable to check the door safety features due to the damage to the garage door.

(Garage continued)



Comment 9:

Damage to the panels of the garage door. The garage door does not go up fully. Recommend evaluation and repair by a licensed professional.



Figure 9-1



Figure 9-2



Figure 9-3



# Roofing

The inspector is not required to determine the remaining life of the roof. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times this situation is not present during the inspection. The roof inspection is a visual inspection, unexposed shingle nailing patterns and effectiveness cannot be evaluated and are assumed to be installed correctly. The inspector is not required to walk on roofs (due to possible fall hazards) and un-viewable areas cannot be evaluated. Viewing of all roof flashing may not be possible, blind flashing behind siding cannot be fully viewed and is assumed to be installed correctly. For all roofing evaluation and repair items we recommend a licensed roofing contractor.

Inspection Method:	From Ground with Binoculars
Roof Design:	Gable, Hip
Roof Covering:	Architectural Shingle, Aged
	Condition: Repair or Replace



## Comment 10:

Damaged, loose, and/or missing shingles on the roof of the home. There is an area of exposed roof sheathing. Possible hidden damage.



Figure 10-1



Figure 10-2

(Roofing continued)



Figure 10-3



Figure 10-4



Figure 10-5



Figure 10-6

(Roofing continued)



Comment 11:

Shingles have been patched/replaced in spots on the roof of the home.



Figure 11-1



Figure 11-2



Comment 12:

Shingle with exposed nail heads. Recommend sealing over the nail hole to prevent moisture penetration.



Figure 12-1



(Roofing continued)



Comment 13:

Heavy granulation loss to some shingles. The shingles are aged. Recommend evaluation by a licensed roofing contractor.



Figure 13-1



Figure 13-2



Figure 13-3



Figure 13-4

Roof Boots:

Condition: Repair or Replace

(Roofing continued)



Comment 14:  
Damaged and cracking roof boots. Recommend replacing roof boots.



Figure 14-1



Figure 14-2



Figure 14-3

Ventilation Present:

Soffit, Gable Ends, Ridge Vents

Condition: Inspected/Not Inspected

Flashings:

Metal

Condition: Inspected/Not Inspected



Comment 15:  
Due to the age and amount of issues with the roof I recommend a full evaluation of the roof by a licensed contractor and repair or replace accordingly.

For all items mentioned in this section of the report I recommend evaluation and

(Roofing continued)

repair by a licensed roofing contractor.

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection. For all structural evaluation and repair we recommend a licensed contractor.

Foundation Material:	Concrete Block, Brick
Foundation Types:	Crawl Space
Floor Structure:	Wood Frame
	Condition: Repair or Replace



### Comment 16:

There is a cut floor joist without repairs in the crawlspace of the home. Recommend evaluation and repair by a licensed contractor. Right center area in the crawlspace.



Figure 16-1

Subflooring:	Oriented Strand Board
	Condition: Inspected/Not Inspected
Wall Structure:	Wood Frame
	Condition: Not Visible

(Structure continued)

## Attic

Attic Entry:	Scuttle Hole
Attic Accessibility :	Viewed from Entry, Partially Viewed, Low Clearance, Inaccessible Condition: Inspected/Not Inspected
Roof Framing Type:	Joist and Rafters
Roof Deck Material:	Oriented Strand Board
Vent Risers:	PVC Condition: Not Inspected
Insulation:	Blown In Fiberglass, Fiberglass Batts, Approximately R19, Foam Board Condition: Inspected/Not Inspected
Bath Fan Ventilation :	Yes, Not Visible Condition: Not Inspected



### Comment 17:

Attic areas of the home were viewed only from the entry's due to low clearance and lack of walk boards preventing access to the full attic.

## Crawlspace

The inspector is not required to enter crawl space openings of less than 16" x 24" or enter crawl space under floor areas less than 24" of vertical clearance between components and the ground (floor, duct work, plumbing, etc.) or where adverse conditions (standing water, unsafe wiring, etc.) exists or determine the extent of damage caused by insects.

Inspection Method:	Partially Crawled
Crawlspace Accessibility :	Low Clearance, Partially Accessible , Ductwork Blocking, Plumbing Blocking Condition: Inspected/Not Inspected
Crawlspace Door:	Metal, Single Entry Condition: Inspected
Underfloor Insulation:	Fiberglass Batts Condition: Repair or Replace

(Crawlspace continued)



**Comment 18:**

Falling and/or missing insulation in crawlspace of home.



Figure 18-1



Figure 18-2

Piers:	Concrete Block
Ventilation Present:	Condition: Inspected/Not Inspected
	Foundation Vents
	Condition: Inspected/Not Inspected
Moisture:	Moisture Readings
	Condition: Inspected/Not Inspected



**Comment 19:**

Moisture reading in the crawlspace of the home were between 15% and 17% at the time of inspection. For more information on moisture in the crawlspace please refer to the CL-100 done by others.



(Crawlspace continued)



Figure 19-1



Figure 19-2



Comment 20:

The floor of the home in the crawlspace was insulated at the time of inspection preventing inspection of the subfloor and floor joists.



Comment 21:

Some of the crawl space was inaccessible due to low clearance, ductwork and plumbing.

## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation. For all electrical evaluation and repair items we recommend a licensed electrical contractor.

Type of Service:

Underground

Main Disconnect Location:

Service Panel

(Electrical continued)

Service Panel Location:

Exterior Left Side



Service Panel Manufacturer:

Cutler-Hammer

Service Amperage:

200 amps

Connected Devices and Fixtures:

Repair or Replace



Comment 22:

Light fixture non-functional at time of inspection. New bulbs may needed.  
Garage and exterior



Figure 22-1



Figure 22-2

(Electrical continued)



Figure 22-3



Comment 23:

Open electrical wire in the garage ceiling. It appears the fixture is missing. Recommend installing a fixture.



Figure 23-1



(Electrical continued)



Comment 24:

Loose receptacles. Not secured to work box or the work box is not secured. Recommend securing the receptacles. Exterior front



Figure 24-1



Comment 25:

Damaged light fixture with exposed electrical wire. Exterior front



Figure 25-1

(Electrical continued)



**Comment 26:**

Light fixture non-functional at time of inspection. New bulbs may needed. Right center bedroom closet and primary bedroom



Figure 26-1



Figure 26-2

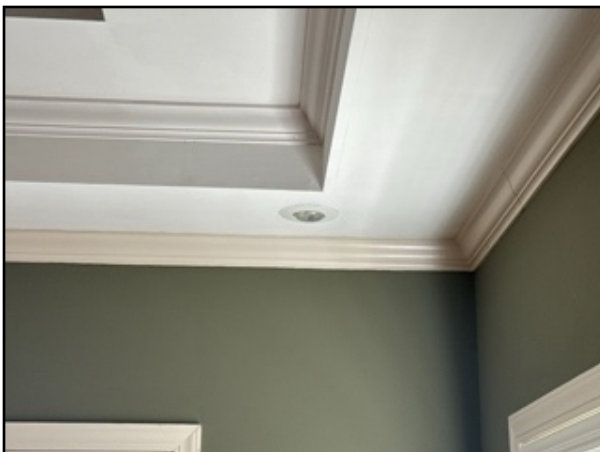


Figure 26-3

GFCI Protection:

Bathroom Fans:

Smoke Detectors:

Receptacles

Condition: Inspected

Fan Only

Condition: Inspected

Yes, Inadequate Amount

Condition: Repair or Replace

(Electrical continued)



**Comment 27:**

Smoke detectors missing from some bedrooms and hallways. Recommend installing smoke detectors where needed.



Figure 27-1

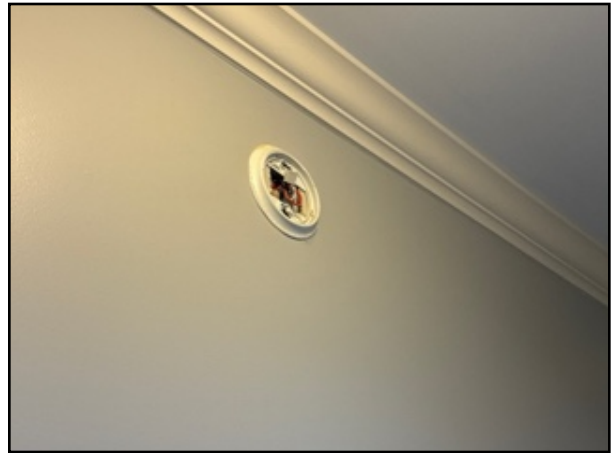


Figure 27-2



Figure 27-3



Figure 27-4

(Electrical continued)



Figure 27-5

Carbon Monoxide Detector : No



Comment 28:

There are gas appliances in the home and there is not a carbon monoxide detector present. Recommend installing a carbon monoxide detector.



Figure 28-1

For all items mentioned in this section of the report I recommend evaluation and repair by a licensed electrical contractor.

(Electrical continued)

## Main Distribution Panel

Location:

Garage



Comment 29:



Figure 29-1

Panel Manufacturer:

Eaton

Overcurrent Protection:

Breakers

Branch Circuit Wiring:

Solid Copper, Stranded Copper

Condition: Inspected

GFCI Breakers:

Not Present

AFCI Breakers:

Yes

(Main Distribution Panel continued)



Comment 30:

Electrical wires entering panel not protected by strain relief (romex connector). Recommend installing strain relief. Garage



Figure 30-1



Comment 31:

There are screws missing from panel cover. Recommend installing panel cover screws where needed. Garage



Figure 31-1

# HVAC

The HVAC system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the HVAC system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question. For all HVAC evaluation and repair we recommend a licensed HVAC contractor.

HVAC System Type:	Central Split System, Package Unit
Energy Source:	Electric
	Condition: Inspected/Not Inspected
Thermostat:	Digital
	Condition: Inspected/Not Inspected
Filter Size:	20x30
	Condition: Inspected
Filter Type:	Disposable
	Condition: Repair or Replace



## Comment 32:

The HVAC air filter was missing at time of inspection. Recommend changing the filters monthly.



Figure 32-1

Ductwork:	Metal Ducting, Flexible Ducting
	Condition: Repair or Replace



(HVAC continued)



**Comment 33:**

The return duct for the package unit was disconnected in the crawlspace of the home.



Figure 33-1



Figure 33-2



**Comment 34:**

The average life span for HVAC units is approximately 10-15 years. The HVAC units have surpassed or are nearing the end of the average life span and may need to be replaced at any point. Recommend evaluation by a licensed HVAC contractor before purchase.

HVAC systems over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Heating

Input Temperature :

Downstairs 79 and Upstairs 75



(Heating continued)



Comment 35:



Figure 35-1



Figure 35-2

Output Temperature:

Downstairs 120 and Upstairs 97



Comment 36:



Figure 36-1



Figure 36-2

Temperature Differential :

Downstairs 49 and Upstairs 22

(Heating continued)



Comment 37:

Temperature differentials while heat is running should be at least 20 degrees if the unit is running properly. The heat was functioning at the time of inspection.

## Package Unit

Manufacturer :	Rheem
Condition:	Inspected
Approximate Age:	2008
Tonnage:	3.5 Ton
Condition:	Inspected



Comment 38:

Damaged and/or missing drain line for the package HVAC unit. Exterior rear



Figure 38-1



Comment 39:

The average life span for HVAC units is approximately 10-15 years. The unit has well surpassed the average life span and may need to be replaced at any point. Recommend evaluation by a licensed HVAC contractor before purchase.

(Package Unit continued)



Figure 39-1

## Heat Pump System

Air Handler Manufacturer:	Goodman
Air Handler Age:	2013
Air Handler Tonnage:	3 Ton
Condenser Manufacturer:	Goodman
Condenser Age:	2014
Condenser Tonnage:	3 Ton
	Condition: Inspected



Comment 40:

Damaged and/or missing pipe insulation for the refrigerant line to the HVAC unit.  
Exterior rear

(Heat Pump System continued)



Figure 40-1



Comment 41:

The average life span for HVAC unit is approximately 10-15 years. The HVAC unit for the home is nearing the end of the average life span and may need to be replaced at any point.



Figure 41-1

(Heat Pump System continued)



**Comment 42:**

Drain pan for the air handler in the attic had heavy rust. Recommend evaluation and repair if necessary by a licensed HVAC contractor. Upper attic



Figure 42-1

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water (wells) and waste systems (septic) are beyond the scope of a home inspection. For all plumbing evaluation and repair we recommend a licensed plumbing contractor.

Water Service:

Public



(Plumbing continued)

Location of Main Water Shutoff: Exterior Front Yard



Supply Pipe Material: PEX, CPVC  
Condition: Inspected/Not Inspected

Waste Pipe Material: PVC  
Condition: Inspected/Not Inspected

Water Supply Distribution and Fixtures: Repair or Replace



Comment 43:  
Active plumbing leak in sink base cabinet.



Figure 43-1



Figure 43-2

(Plumbing continued)



Comment 44:

Hammering water lines in the wall when hallway bathroom shower is in use.



Figure 44-1



Comment 45:

Washing machine water valves leaking at the time of inspection.



Figure 45-1



Figure 45-2

(Plumbing continued)



Comment 46:

The toilet was loose from the floor at the time of inspection. Recommend securing the toilet to the floor and ensuring the toilet is leak free. Primary and half bathroom



Figure 46-1



Figure 46-2



Comment 47:

Sink draining water slowly at time of inspection. Primary bathroom



Figure 47-1



(Plumbing continued)



Comment 48:

Sink faucet leaks from base and/or handles. Hallway bathroom



Figure 48-1



Comment 49:

Active leak from the toilet water valve/supply line in the bathroom. Half and upstairs right bathrooms

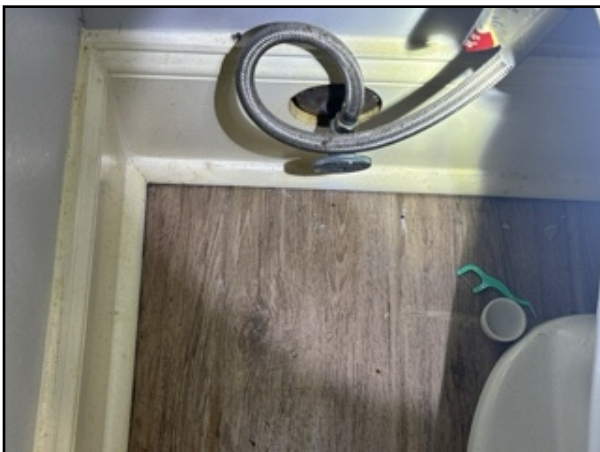


Figure 49-1



Figure 49-2

(Plumbing continued)



Comment 50:

Exposed water lines in the attic that where not insulated. Front right and right side attic areas



Figure 50-1



Figure 50-2



Comment 51:

There is one door missing for the tile shower. Upstairs right bathroom



Figure 51-1

(Plumbing continued)



Comment 52:

Pedestal sink is loose from the wall. Recommend securing to the wall. Upstairs left bathroom



Figure 52-1



Comment 53:

The tub spout is not sealed to the shower wall. Recommend sealing to prevent moisture penetration behind the tub spout. Upstairs left bathroom



Figure 53-1

(Plumbing continued)



Comment 54:

The shower valve is not functioning properly. Possibly a valve or handle issue.  
Upstairs left bathroom



Figure 54-1



Comment 55:

Active leak from a drain line under the kitchen area in the crawlspace.



Figure 55-1

Sewer System:

Public

Fuel Types:

Gas

Location of Fuel Shutoff:

Condition: Not Inspected

At Meter

(Plumbing continued)



Comment 56:

Main gas shutoff located by the gas meter on the exterior right side of home.



Figure 56-1

For all items mentioned in this section of the report I recommend evaluation and repair by a licensed plumbing contractor.

## Water Heater

Manufacturer:	Whirlpool
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	2015
Temp & Pressure Relief Valve:	Present With Blow Off Leg, Not Tested
	Condition: Repair or Replace

(Water Heater continued)



Comment 57:

The T&P valve piping for the hot water heater was leaking indicating a valve issue. Garage



Figure 57-1



Figure 57-2

Fuel Disconnect:

Location:

Seismic Straps Installed:

Within Sight of Equipment

Garage

Condition: Inspected/Not Inspected

Yes

Condition: Repair or Replace



Comment 58:

There is a detached seismic strap for the water heater. Recommend securing the strap. Garage



(Water Heater continued)



Figure 58-1



Comment 59:

The is a cover plate missing for the water heater. Garage



Figure 59-1

(Water Heater continued)



Comment 60:

Water heater was functioning at the time of inspection.



Figure 60-1

## Jet Tub

Functioned At Time Of Inspection : No

Condition: Repair or Replace



Comment 61:

The jets did not function for the jet tub in the primary bathroom at the time of inspection. The motor was not plugged in.



Figure 61-1



Figure 61-2

GFCI Protected :

Yes

Condition: Not Inspected

# Kitchen

Cabinets:

Wood

Condition: Inspected

Countertops:

Granite

Condition: Repair or Replace



Comment 62:

The granite counter is loose from the cabinets. Kitchen



Figure 62-1

Sink:

Double

Condition: Repair or Replace



Comment 63:

The kitchen sink is not secured to the countertop properly and was loose from the countertop. The sink was not sealed to the countertop. Recommend securing and sealing the sink to the countertop.

(Kitchen continued)



Figure 63-1



Figure 63-2

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range:

Kenmore, LG

Condition: Repair or Replace

(Appliances continued)



Comment 64:

Oven light was non-functional. May need a new bulb.



Figure 64-1

Range Anti-Tip:

No

Condition: Repair or Replace



Comment 65:

No anti-tip bracket installed for range at time of inspection. Recommend installing anti-tip bracket.



Figure 65-1

Range Hood:

Unknown Brand

Condition: Repair or Replace



(Appliances continued)



Comment 66:

The surface light on the bottom of the range hood did not function at the time of inspection. A new bulb may be needed.



Figure 66-1

Dishwasher:

Kenmore

Condition: Repair or Replace



Comment 67:

There was no visible elevated drip loop for the dishwasher drain line under the kitchen sink. Recommend installing an elevated drip loop for the dishwasher drain line.



Figure 67-1

Disposal:

Kenmore

Condition: Repair or Replace



(Appliances continued)



Comment 68:

A foreign object was in the disposal at the time of inspection. Recommend removal of the foreign object.



Figure 68-1

## Laundry

Built In Cabinets:	Yes
	Condition: Inspected
Laundry Hook Ups:	Yes
	Condition: Not Inspected
Washer Drain Size:	2" Diameter
	Condition: Not Inspected
Dryer Venting:	To Exterior
	Condition: Repair or Replace

(Laundry continued)



Comment 69:

Exterior dryer vent hood is damaged and/or missing. Recommend installing an exterior dryer vent hood. Exterior left side



Figure 69-1

Dryer Vent Material:

Rigid Metal

Condition: Not Inspected

Dryer Power Source:

220V Electric

Condition: Not Inspected

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Railings

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1) Comment 1: Loose handrails for entry steps to the home. Exterior front



Figure 1-1

## Exterior Trim

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2) Comment 2: Exterior garage door trim is not sealed to the brick. Recommend sealing with clear silicone or an equivalent.

(Report Summary continued)



Figure 2-1



Figure 2-2

### Entry Doors

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3) Comment 3: Entry door does not latch when the door is being closed. Door and/or hardware may need adjustment. Exterior rear



Figure 3-1

4) Comment 4: Threshold for the entry door was not sealed with silicone or an equivalent on exterior. Recommend sealing to prevent moisture penetration. Exterior front

(Report Summary continued)



Figure 4-1

## Floors

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5) Comment 5: Damaged grout for the tile floors scattered inside the home.



Figure 5-1



Figure 5-2

(Report Summary continued)



Figure 5-3



Figure 5-4

## Ceiling

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6) Comment 6: Scattered moisture staining to ceilings and walls. Not wet at time of inspection. Recommend further evaluation by a licensed contractor.

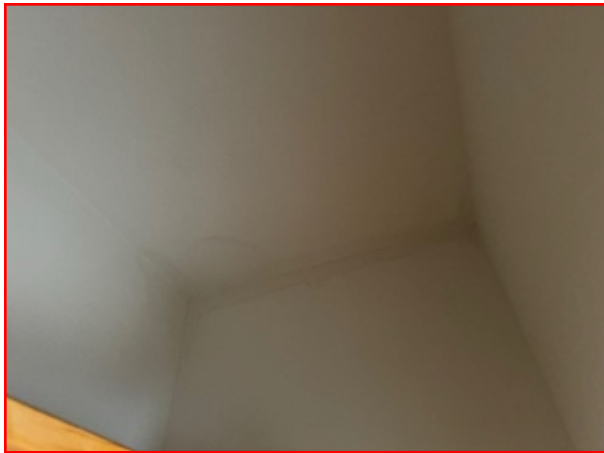


Figure 6-1



Figure 6-2



(Report Summary continued)



Figure 6-3



Figure 6-4



Figure 6-5



Figure 6-6

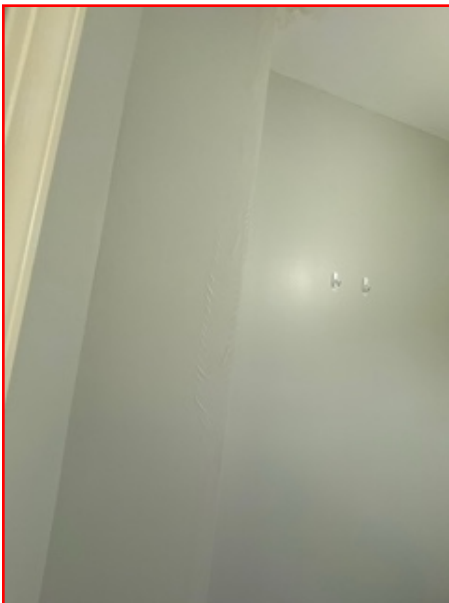


Figure 6-7



Figure 6-8

(Report Summary continued)

## Garage

7) Comment 9: Damage to the panels of the garage door. The garage door does not go up fully. Recommend evaluation and repair by a licensed professional.



Figure 9-1



Figure 9-2



Figure 9-3

(Report Summary continued)

### Roof Covering

8) Comment 10: Damaged, loose, and/or missing shingles on the roof of the home. There is an area of exposed roof sheathing. Possible hidden damage.



Figure 10-1



Figure 10-2



Figure 10-3



Figure 10-4

(Report Summary continued)



Figure 10-5



Figure 10-6

9) Comment 12: Shingle with exposed nail heads. Recommend sealing over the nail hole to prevent moisture penetration.



Figure 12-1

10) Comment 13: Heavy granulation loss to some shingles. The shingles are aged. Recommend evaluation by a licensed roofing contractor.



(Report Summary continued)



Figure 13-1



Figure 13-2



Figure 13-3



Figure 13-4

(Report Summary continued)

## Roof Boots

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11) Comment 14: Damaged and cracking roof boots. Recommend replacing roof boots.



Figure 14-1



Figure 14-2



Figure 14-3

## Roofing

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12) Comment 15: Due to the age and amount of issues with the roof I recommend a full evaluation of the roof by a licensed contractor and repair or replace accordingly.



(Report Summary continued)

### Floor Structure

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13) Comment 16: There is a cut floor joist without repairs in the crawlspace of the home. Recommend evaluation and repair by a licensed contractor. Right center area in the crawlspace.



Figure 16-1

### Underfloor Insulation

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14) Comment 18: Falling and/or missing insulation in crawlspace of home.



Figure 18-1



Figure 18-2

(Report Summary continued)

### Connected Devices and Fixtures

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15) Comment 22: Light fixture non-functional at time of inspection. New bulbs may needed. Garage and exterior



Figure 22-1



Figure 22-2



Figure 22-3

16) Comment 23: Open electrical wire in the garage ceiling. It appears the fixture is missing. Recommend installing a fixture.

(Report Summary continued)



Figure 23-1

17) Comment 24: Loose receptacles. Not secured to work box or the work box is not secured. Recommend securing the receptacles. Exterior front



Figure 24-1

18) Comment 25: Damaged light fixture with exposed electrical wire. Exterior front

(Report Summary continued)



Figure 25-1

19) Comment 26: Light fixture non-functional at time of inspection. New bulbs may needed. Right center bedroom closet and primary bedroom



Figure 26-1



Figure 26-2

(Report Summary continued)



Figure 26-3

### Smoke Detectors

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20) Comment 27: Smoke detectors missing from some bedrooms and hallways. Recommend installing smoke detectors where needed.



Figure 27-1



Figure 27-2

(Report Summary continued)



Figure 27-3



Figure 27-4



Figure 27-5

#### Carbon Monoxide Detector

21) Comment 28: There are gas appliances in the home and there is not a carbon monoxide detector present. Recommend installing a carbon monoxide detector.



(Report Summary continued)



Figure 28-1

#### Electrical: Main Distribution Panel

22) Comment 30: Electrical wires entering panel not protected by strain relief (romex connector). Recommend installing strain relief. Garage



Figure 30-1

23) Comment 31: There are screws missing from panel cover. Recommend installing panel cover screws where needed. Garage

(Report Summary continued)



Figure 31-1

#### Filter Type

24) Comment 32: The HVAC air filter was missing at time of inspection. Recommend changing the filters monthly.



Figure 32-1

(Report Summary continued)

### Ductwork

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25) Comment 33: The return duct for the package unit was disconnected in the crawlspace of the home.



Figure 33-1



Figure 33-2

### HVAC: Package Unit

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26) Comment 38: Damaged and/or missing drain line for the package HVAC unit. Exterior rear



Figure 38-1

(Report Summary continued)

### HVAC: Heat Pump System

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27) Comment 40: Damaged and/or missing pipe insulation for the refrigerant line to the HVAC unit. Exterior rear



Figure 40-1

28) Comment 42: Drain pan for the air handler in the attic had heavy rust. Recommend evaluation and repair if necessary by a licensed HVAC contractor. Upper attic



Figure 42-1

(Report Summary continued)

### Water Supply Distribution and Fixtures

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29) Comment 43: Active plumbing leak in sink base cabinet.



Figure 43-1

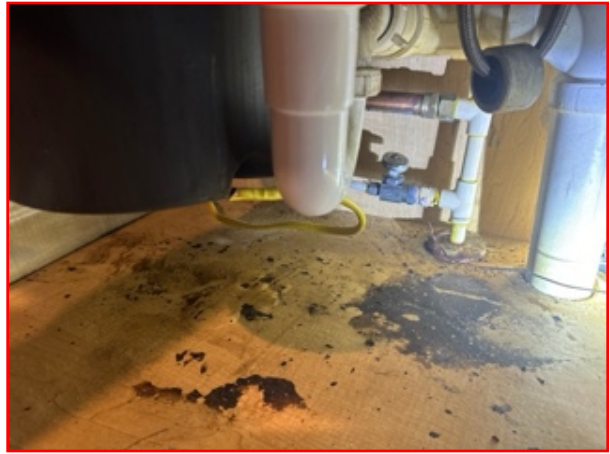


Figure 43-2

30) Comment 44: Hammering water lines in the wall when hallway bathroom shower is in use.



Figure 44-1

31) Comment 45: Washing machine water valves leaking at the time of inspection.



(Report Summary continued)



Figure 45-1



Figure 45-2

32) Comment 46: The toilet was loose from the floor at the time of inspection. Recommend securing the toilet to the floor and ensuring the toilet is leak free. Primary and half bathroom



Figure 46-1



Figure 46-2

33) Comment 47: Sink draining water slowly at time of inspection. Primary bathroom



(Report Summary continued)



Figure 47-1

34) Comment 48: Sink faucet leaks from base and/or handles. Hallway bathroom



Figure 48-1

35) Comment 49: Active leak from the toilet water valve/supply line in the bathroom. Half and upstairs right bathrooms

(Report Summary continued)



Figure 49-1



Figure 49-2

36) Comment 50: Exposed water lines in the attic that where not insulated. Front right and right side attic areas



Figure 50-1



Figure 50-2

37) Comment 51: There is one door missing for the tile shower. Upstairs right bathroom

(Report Summary continued)



Figure 51-1

38) Comment 52: Pedestal sink is loose from the wall. Recommend securing to the wall. Upstairs left bathroom



Figure 52-1

39) Comment 53: The tub spout is not sealed to the shower wall. Recommend sealing to prevent moisture penetration behind the tub spout. Upstairs left bathroom

(Report Summary continued)



Figure 53-1

40) Comment 54: The shower valve is not functioning properly. Possibly a valve or handle issue. Upstairs left bathroom



Figure 54-1

41) Comment 55: Active leak from a drain line under the kitchen area in the crawlspace.

(Report Summary continued)



Figure 55-1

#### Temp & Pressure Relief Valve

42) Comment 57: The T&P valve piping for the hot water heater was leaking indicating a valve issue. Garage



Figure 57-1



Figure 57-2



(Report Summary continued)

### Seismic Straps Installed

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43) Comment 58: There is a detached seismic strap for the water heater. Recommend securing the strap. Garage

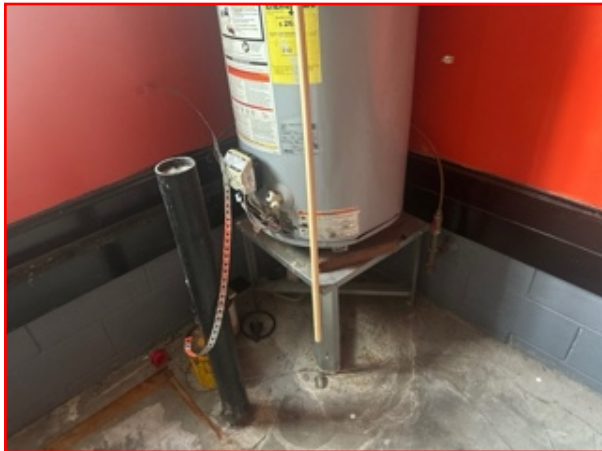


Figure 58-1

### Plumbing: Water Heater

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44) Comment 59: There is a cover plate missing for the water heater. Garage



Figure 59-1

(Report Summary continued)

#### Functioned At Time Of Inspection

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45) Comment 61: The jets did not function for the jet tub in the primary bathroom at the time of inspection. The motor was not plugged in.



Figure 61-1



Figure 61-2

#### Countertops

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46) Comment 62: The granite counter is loose from the cabinets. Kitchen



Figure 62-1

(Report Summary continued)

## Sink

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47) Comment 63: The kitchen sink is not secured to the countertop properly and was loose from the countertop. The sink was not sealed to the countertop. Recommend securing and sealing the sink to the countertop.



Figure 63-1



Figure 63-2

## Range

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48) Comment 64: Oven light was non-functional. May need a new bulb.



Figure 64-1

(Report Summary continued)

#### Range Anti-Tip

49) Comment 65: No anti-tip bracket installed for range at time of inspection. Recommend installing anti-tip bracket.



Figure 65-1

#### Range Hood

50) Comment 66: The surface light on the bottom of the range hood did not function at the time of inspection. A new bulb may be needed.



Figure 66-1

(Report Summary continued)

## Dishwasher

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51) Comment 67: There was no visible elevated drip loop for the dishwasher drain line under the kitchen sink. Recommend installing an elevated drip loop for the dishwasher drain line.



Figure 67-1

## Disposal

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52) Comment 68: A foreign object was in the disposal at the time of inspection. Recommend removal of the foreign object.



Figure 68-1



(Report Summary continued)

### Dryer Venting

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53) Comment 69: Exterior dryer vent hood is damaged and/or missing. Recommend installing an exterior dryer vent hood. Exterior left side



Figure 69-1