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RESIDENTIAL REPORT



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1: INSPECTION DETAILS

Information

In Attendance

Client, Home Owner

Occupancy

Furnished, Occupied, Stored
Items / Limited Inspection

Temperature (approximate)

75 Fahrenheit (F)

Type of Building

Single Family

Weather Conditions

Cloudy, Off on drizzle

Limitations

General

RESIDENCE UNDER RENOVATION AT TIME OF INSPECTION

The residence was undergoing renovation at the time of inspection. For an accurate survey of conditions to exist at time of sale, it may be necessary to reschedule a new inspection. Observations at this stage may or may not reflect conditions in any static or complete state. Even what appears to be finish surfaces can be dramatically affected by the movement of workers, furniture, tools and materials during the renovation process, prior to observation of the owner, prospective buyer, or their representatives.

2: ROOF

Information

Inspection Method

Ladder, Ground, Drone

Roof Type/Style

Shed, Gable

Roof Age

10-15 Years

Approximate age of Roof
Covering based on Condition,

Coverings: Material

3 Tab Asphalt Composite

Flashings: Material

Aluminum

Penetration: Penetrations On Roof Found

2 Plumbing Vents & Boots, Attic
Ridge Vent

Roof Drainage Systems: Gutter Material

Aluminum

Limitations

General

STEEP SLOPE

ROOF

Roof slopes of 6:12 and greater present a higher level of danger when walked than lower pitch roofs. It is easier to lose footing on a steeper slope and this issue can be compounded by slippery conditions. This condition prevents walking the roof during the inspection.

Flashings

STEP FLASHING NOT VISIBLE

UPPER LEVEL EXTERIOR WALL RIGHT SIDE

Step wall flashing is not visible. Exterior wall finishes are too close to roof finish to allow observation. This is a defect. Storm water running down slope can migrate through the exposed cut edges of the finish siding. Prolonged exposure to moisture creates the ideal condition for wood rot.



Observations

2.1.1 Chimney

CHIMNEY CAP RUST



Recommendation

The galvanized metal chimney cap shows evidence of rust and/or ponding of rain water. Recommend monitoring the chimney cap which may have to be replaced at some point.



2.2.1 Coverings

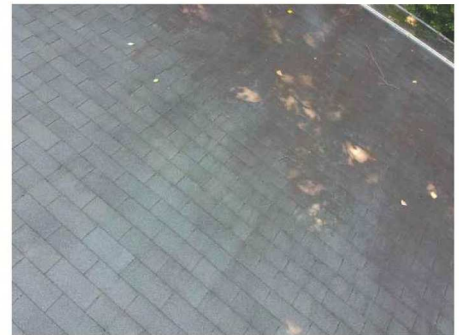
DISCOLORATION

BACK OF ROOF

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.



Recommendation



Right Side of Roof At Rear

2.2.2 Coverings

EXPOSED FASTENERS

There are exposed nails on the ridge cap. Recommend roofing sealant as soon as possible to prevent water damage.

Recommendation

Contact a qualified handyman.



Recommendation



2.2.3 Coverings

ROOF SHINGLES CURLING

The roof shingles adjacent to the skylight are showing signs of wear. The shingles along the perimeter of the skylight are beginning to curl. This condition can create a penetration point for wind driven moisture to enter the attic and damage roof framing. Recommend a qualified roofing contractor evaluate.

Recommendation

Contact a qualified roofing professional.



Recommendation



Shingles At Skylight

2.2.4 Coverings

SHINGLE EDGES SHOW GRANULE LOSS

Recommendation

The age of the roof is showing on the edges of the roof shingles. The deterioration of the shingle will become apparent at the edges first. As the shingles age, the Asphalt used to attach the colored granules to the shingle begins to become hardened causing the granules to dislodge. The edges of the shingles are susceptible to higher fluctuations of temperature and more aggressive wear from wind, water, and snow. Recommend monitoring of the roof by qualified roofing contractor.

Recommendation

Recommend monitoring.



2.3.1 Skylight

SEAL BROKEN

Maintenance Item

Insulated glass is sealed to trap a layer of gas between two or more layers of glass to act as insulation. If the perimeter seal is broken, the gas will escape and cause ambient air intrusion. Water vapor and other gasses will condense and cloud the interior of a double paned glass window where it cannot be cleaned. This is a defect and should be addressed with a qualified general contractor or glazing specialist.

Recommendation

Contact a qualified professional.

2.3.2 Skylight

DISCOLORED

Maintenance Item

LOFT CEILING

The skylight has discolored and clouded. The plastic exterior surface of the skylight has been sun damaged and is no longer transparent. Recommend replacement by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.4.1 Flashings

FLASHING INSTALLED INCORRECTLY

Maintenance Item

LEFT SIDE ELEVATION AT SUNROOM

Flashing is installed with an open end facing up the roof rake. It has opened a gap and is a potential source of water intrusion to the fascia. Any water entering this location can run insit the flashing to the eave of the house and cause moisture issues. Recommend replacement of the flashing

Recommendation

Contact a qualified carpenter.



Left Side Elevation At Sunroom

2.6.1 Roof Drainage Systems

DEBRIS

Recommendation

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

3: EXTERIOR

Information

Inspection Method

Attic Access, Visual, Infrared

Siding, Flashing & Trim: Siding Material

Brick Veneer, T-111 or Similar Plywood, Solid Wood

Siding, Flashing & Trim: Siding Style

Shiplap, Running Bond

Exterior Doors: Exterior Door Types

Solid Wood Door With Sidelites, Wood French Door, Overhead Paneled Door, Solid Core 6-Panel Door

Walkways, Patios & Driveways: Driveway Material

Concrete

Walkways, Patios & Driveways: Walkway Material

Concrete, Brick

Decks & Porches: Exterior Spaces At Residence

Covered Porch, Screened Porch, Deck With Stair

Decks & Porches: Finished Floor Materials Used For Exterior Spaces

Concrete, Pressure Treated Decking, Brick Pavers, Tile

Limitations

General

SECOND FLOOR SIDING AND TRIM

Some areas of the exterior are too high to observe directly. Cameras were utilized in some areas, however large surfaces of the exterior were not directly inspected due to height limitations.

Observations

3.1.1 Siding, Flashing & Trim

GROUND CLEARANCE

RIGHT SIDE ELEVATION AT GRADE

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.



Maintenance Item



3.1.2 Siding, Flashing & Trim

MILDEW/ALGAE

1ST FLOOR 2ND FLOOR NORTH EXTERIOR

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.



3.1.3 Siding, Flashing & Trim

DECK POST NOT FLASHED TO SIDING

The exterior deck handrail posts are cut into the exterior siding of the home. No flashing is visible. Signs of moisture penetration and saturation of the siding is present. Recommend installation of heavy duty sealant as a temporary stop-gap until it can be properly re-built by a qualified carpentry contractor.

Recommendation

Contact a qualified carpenter.





3.1.4 Siding, Flashing & Trim

 Maintenance Item

SIDING IN CONTACT WITH ROOF COVERING

UPPER WALL AT RIGHT SIDE OF RESIDENCE, CHIMNEY

The wood siding is in contact with the roof covering. This condition will trap moisture and rot the ends of the siding. Step flashing is not visible. The siding should have a 1 inch air gap between the cut edge of the siding and the finished roof covering. This allows moisture to drain freely and dry out. Recommend evaluation by a qualified carpentry contractor.

Recommendation

Contact a qualified carpenter.



3.1.5 Siding, Flashing & Trim

 Maintenance Item

SPLITTING SIDING

1ST FLOOR SOUTH GARAGE

Wood siding was splitting in one or more areas, which can lead to moisture intrusion and/or mold. Recommend monitoring for excessive splitting, in which case a qualified siding contractor should evaluate and repair/replace.

3.3.4 Walkways, Patios & Driveways

 Maintenance Item

BRICK STEP SETTLEMENT

A small crack is developing between the Brick step and the front porch. This crack should be sealed to prevent further damage to the step from freeze thaw cycles. Recommend a handyman seal the crack.

Recommendation

Contact a qualified handyman.



Front Step

3.3.5 Walkways, Patios & Driveways

 Important Issues Observed

WALKWAY SETTLEMENT

FRONT WALKWAY

Several sections of the front concrete walkway have settled uneven with each other. This creates trip hazards where the edges protrude above one another in the path of travel. Recommend a qualified concrete contractor further evaluate to determine the best way to level the walkway sections.

Recommendation

Contact a qualified concrete contractor.



Front Walk



Front Walk



Front Walk

3.4.1 Decks & Porches

 Maintenance Item

GRASPABLE HANDRAIL MISSING

EXTERIOR DECK AT LEFT SIDE ELEVATION

Exterior deck stair is missing a graspable handrail. This is a safety issue. Recommend a handyman or carpenter install a handrail.

Recommendation

Contact a qualified professional.



Deck Left Side Elevation Stair



Siding at Exterior Garage Overhead Door

3.1.6 Siding, Flashing & Trim

MISSING BRICK

1ST FLOOR SOUTH EAST, FRONT PORCH

A void in the brick veneer is present at the plumbing drain line access under the front porch. A void has been created by the removal of brick. This space should be mortared closed to prevent moisture intrusion into the crawl cavity below the slab.

Recommendation

Contact a qualified professional.



Maintenance Item



3.1.7 Siding, Flashing & Trim

DETERIORATED DOOR CASING

RIGHT SIDE ELEVATION AT GRADE PERSONNEL DOOR

Door casing is highly susceptible to water damage due to its proximity to the ground. Rainwater splashes it easily and unprotected end grain will absorb the water. Increased humidity in the wood trim causes flaking of the protective painted surface. This opens the trim up to further water damage. Recommend repair and repaint existing trim.

Recommendation

Contact a qualified carpenter.



Maintenance Item



3.1.8 Siding, Flashing & Trim

 Maintenance Item

FLAKING PAINT

Peeling paint will lead to moisture issues on exterior wood trim. A qualified painter should evaluate the caulk and sealant as well as the level of damage wood trim has sustained due to exposure.

Recommendation

Contact a qualified professional.



3.1.9 Siding, Flashing & Trim

 Maintenance Item

LOOSE SHUTTERS

FRONT ELEVATION - 1ST FLOOR 2ND FLOOR

Shutters are warped and fasteners holding them to the brick veneer are failing. This is a safety issue as a high wind could dislodge a shutter, creating a potential hazard. This is common in several locations.

Recommendation

Contact a qualified professional.



3.1.10 Siding, Flashing & Trim

 Maintenance Item

BIRD NEST

A bird's nest can trap moisture against the finish surfaces of the exterior of a home. Rain can wash waste and debris through the nest against these surfaces. Prolonged exposure may cause staining or moisture damage.

Recommendation
Contact a qualified handyman.



3.2.1 Exterior Doors

DOOR DOES NOT SWING FREELY

LEFT SIDE ELEVATION DINING ROOM TO DECK

Door does not close or open freely. Recommend qualified handyman adjust.

Recommendation
Contact a qualified carpenter.



3.2.2 Exterior Doors

HEAD FLASHING MISSING

Head flashing is missing from this door casing. The casing is showing signs of moisture intrusion & the mitered corners are opening. Recommend evaluation by a qualified carpenter to evaluate.

Recommendation
Contact a qualified carpenter.



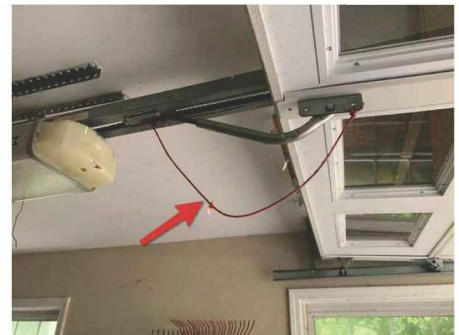
3.2.3 Exterior Doors

GARAGE OVERHEAD DOOR SAFETY HANDLE MISSING

RIGHT SIDE ELEVATION OVERHEAD DOORS

All automatic overhead door operators should have a red safety handle that can be used to disengage the operator from the overhead door. This safety device is missing from the overhead operator. Recommend installation of new handle.

Recommendation
Contact a qualified handyman.



3.2.4 Exterior Doors

GARAGE OVERHEAD DOOR OPERATOR MISSING DOOR REVERSAL

The overhead garage door operators are missing the door reversal safety feature. The door reversal is triggered by resistance on the overhead door as it is lowered into place. The purpose is to protect life of animals and people from being crushed by the door operator. Recommend a qualified overhead door contractor evaluate the equipment and possibly upgrade the operators.



Recommendation

Contact a qualified garage door contractor.

3.2.5 Exterior Doors

DOOR JAMB ROTTED AT SILL

EXTERIOR DOOR AT DINING ROOM

The Door jamb is rotted at the aluminum sill. Missing portions of trim allow water intrusion into the wall cavity and can cause moisture induced issues in the finished spaces below this area. Recommend repair or replacement by a qualified carpentry contractor.

Recommendation

Contact a qualified carpenter.



Maintenance Item



Exterior Door At Dining Room



Exterior Door At Dining Room

3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MAJOR

APRON

Major cracks observed in the driveway and apron. Recommend concrete contractor evaluate and replace.



Maintenance Item

3.3.2 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

DRIVEWAY APRON

Trip hazards observed at the driveway apron. Patch or repair recommended.



Maintenance Item

3.3.3 Walkways, Patios & Driveways

CONCRETE SPALLING

Concrete spalling was observed on the front porch near the brick veneer of the house, to the right of the entry door. Recommend a concrete patch to prevent further damage.

Recommendation

Contact a qualified handyman.



Maintenance Item



3.4.2 Decks & Porches



DECK - FLOOR JOIST CROSS BRACES MISSING

DECK LEFT SIDE ELEVATION

Deck floor joists lack diagonal bracing. Cross bracing is run flat against the bottom of the deck floor joists typically at a 45 degree angle with the joists. They start at the ledger board and run diagonally towards the middle of the deck at the furthest rail from the residence. They provide rigidity to the floor system and help prevent sway. Recommend installation of diagonal bracing.

Recommendation

Contact a qualified carpenter.



Deck Left Side Elevation

3.4.3 Decks & Porches



DECK - LEDGER LAG BOLTS MISSING

Ledger board at house lacks adequate bolting to the structure of the home. Recommend a qualified carpentry contractor evaluate and install additional hardware.

Recommendation

Contact a qualified carpenter.



Underside of Deck Left Side Elevation

3.4.4 Decks & Porches



PORCH CONCRETE FLOOR SPALLING

FRONT PORCH FLOOR

An area of concrete has popped off the finished floor to exposed oxidized reinforcement bar. A concrete patch is recommended to prevent further damage.

Recommendation

Contact a handyman or DIY project



Front Porch Floor

3.6.1 Vegetation, Grading, Drainage & Retaining Walls



NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.



Front Elevation Right Side

TREE OVERHANG

RIGHT REAR OF HOME

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

4: BASEMENT

Information

Inspection Method

Visual, Finished Basement

Flooring Insulation

Unknown - Slab on Grade

Foundation: Material

Brick, Masonry Block, Slab on Grade

Floor Structure:

Basement/Crawlspace Floor

Concrete

Floor Structure: Material

Wood Beams, Inaccessible

Floor Structure: Sub-floor

Inaccessible

Wall Structure: Basement Walls

Masonry Walls With Finished Sheetrock, Finished Sheetrock Walls

Ceiling Structure: Ceiling

Finished Sheetrock Ceiling

Limitations

General

FINISHED BASEMENT - LIMITED SYSTEMS VISIBILITY

BASEMENT WALLS & CEILINGS

Masonry, ceiling framing, wall framing and other systems are not visible from interior of basement. Basement is fully finished and structural components are hidden. The inspection is blocked from full observation by finished materials and furnishings.

Observations

4.1.1 Foundation

IMPROPER CONSTRUCTION PRACTICES

GARAGE STEEL POSTS BASE NOT FASTENED

Improper or sub-standard construction practices were noted at the steel post bases in the garage. Posts that are not fastened can be knocked out of location by a vehicle, large lawn mower, or other heavy object. Recommend a qualified contractor to evaluate and advise on a suitable fastening method to secure the steel post bases. This is a potential safety hazard.

Recommendation

Contact a qualified carpenter.



Recommendation



4.5.1 Ceiling Structure

VARIATIONS IN TEXTURED FINISH

BASEMENT CEILING AT LIVING ROOM



Recommendation

Variations in the textured ceilings were observed. These can be indications of previous work or repairs. Thermal scan showed no indications of water intrusion at the time of inspection. Moisture readings were low.

5: HEATING

Information

Furnace Brand

Garage Utility Room

International Comfort Products

Furnace Model Number

N95ESN1002120A

ID Tag located inside lower cabinet on the back of the removable panel.

Furnace Date of Manufacture

2021-04-01

Furnace Energy Source

Natural Gas

Equipment: Furnace Model Number

E204908926

Equipment: Energy Source

Gas

Equipment: Furnace Manufacturer

International Comfort Products

Equipment: Heat Type

Forced Air

Equipment: Date of Manufacture

2020-12-01

Normal Operating Controls: Manufacturer of Thermostat

Pro 1 IAQ Programmable Thermostat

Normal Operating Controls: Location of Thermostat

Commuter Hall At Breakfast Room

Commuter Hall between kitchen and laundry.

Normal Operating Controls: Model Number of Thermostat

Unknown

**Distribution Systems: Ductwork**

Insulated, Corrugated / Flexible

Limitations

General

FINISHED BASEMENT - LIMITED SYSTEM VISIBILITY

BASEMENT WALLS & CEILINGS

HVAC and other distribution systems are not visible from interior of basement. Basement is fully finished and structural components are hidden. The inspection is blocked from full observation by finished materials and furnishings .

6: COOLING

Information

Condenser Type

Air Conditioner - Split Central Distribution System

Cooling Equipment: Brand

International Comfort Products

Cooling Equipment: Energy Source/Type

Electric, Central Air Conditioner

Cooling Equipment: Location

Exterior Rear

Cooling Equipment: Tonnage

Rear Exterior At Grade

4 Ton Unit

Cooling Equipment: Condenser Model Number

Garage Utility Room

END4X48L21A1

Cooling Equipment: Compressor Model Number

Rear Elevation Near Garage

CSA648GKA100

Cooling Equipment: Condenser Manufacture Date

2020-12-01

Distribution System: Configuration

Central

Fairly New Air Conditioning System

The structure is equipped with a central air-conditioning system. This is a unit with a remote compressor condenser which is air cooled. The evaporator coil is located in the structure. This is a fairly new unit and should prove to be quite adequate for this structure.

Cooling Equipment: SEER Rating

16 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioning [at Energy.gov](https://www.energy.gov).

Normal Operating Controls: Manufacturer of Thermostat

Same Thermostat as Heating System. See Operating Controls for Heating Section.

Distribution System: Distribution and Return Systems

Throughout

Insulated corrugated flexible ducts where visible. Return Plenum in wall cavity at Kitchen Pantry in Hallway.

Limitations

Distribution System

FINISHED BASEMENT - LIMITED SYSTEMS VISIBILITY

BASEMENT WALLS & CEILINGS

HVAC and other systems are not visible from interior of basement. Basement is fully finished and structural components are hidden. The inspection is blocked from full observation by finished materials and furnishings.

Observations

6.3.1 Distribution System

 Maintenance Item

PAINT PEELING AT REGISTER

Paint is peeling from the finished surfaces adjacent to the HVAC vent. This may be an indication of moisture issues with the HVAC system. Differentials in moisture content and temperature between the finish surface and the insulated duct work can cause flaking paint or the growth of biological organisms. A qualified HVAC Contractor should evaluate the ability of the unit to condition the air for proper humidity.

Recommendation

Contact a qualified heating and cooling contractor



Second Floor Front Bedroom

7: PLUMBING

Information

Filters

None

Water Source

Public

Measured Water Pressure

56psi At Garage Exterior Wall
Hose Bibb PSI

Measured at hose threaded
faucet with liquid filled Pressure
Gauge

Main Water Shut-off Device:**Location**

Basement, Interior Front Wall,
Right Side of Home, Access Panel
On Wall

Drain, Waste, & Vent Systems:**Drain Size**

Unknown

Drain, Waste, & Vent Systems:**Material**

PVC, Unknown

**Water Supply, Distribution
Systems & Fixtures: Distribution
Material**

Pex, White / Translucent Pex

**Water Supply, Distribution
Systems & Fixtures: Water Supply
Material**

Copper From Street At Meter

**Hot Water Systems, Controls,
Flues & Vents: Location**

Garage Utility Room

**Hot Water Systems, Controls,
Flues & Vents: Waste Water
Treatment**

Private Septic Tank and Field

**Hot Water Systems, Controls,
Flues & Vents: Water Heater Fuel/
Source**

Natural Gas

**Hot Water Systems, Controls,
Flues & Vents: Date Of
Manufacture**

Garage Utility Room

Unknown

**Hot Water Systems, Controls,
Flues & Vents: Water Heater Type**

Garage Utility Room

Tankless Water Heater

**Hot Water Systems, Controls,
Flues & Vents: Water Heater
Model Number**

NPE-24A(NG) 7414E1540991321

**Fuel Storage & Distribution
Systems: Main Gas Shut-off
Location**

Gas Meter

**Fuel Storage & Distribution
Systems: Location of Gas Meter /
Shut Off**

Rear of the Residence

Sump Pump: Location

Basement

Hot Water Systems, Controls, Flues & Vents: Water Heater Manufacturer

Navien

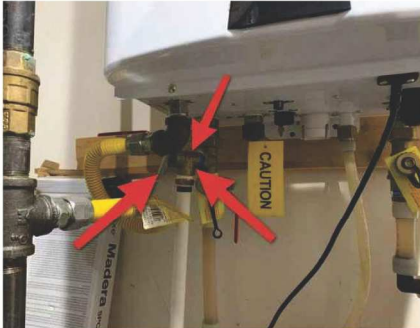
I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Hot Water Systems, Controls, Flues & Vents: Temperature Pressure Relief Valves (TPR Valve)

Water Heater

All heating units, utilizing water as its vehicle (i.e. boilers and water heaters) have either pressure or temperature and pressure safety relief valves. In the case of a tankless water heater, over pressurization may happen quickly. The valves must be maintained per operated at least once a year by a maintenance service company, to insure the safe and proper operation of the system. Under no circumstance should the valves be plugged due to dripping or malfunctioning. The plugged valves has been associated with explosions, damaged to the heating equipment, the structure and injury.



TPR Valve At Hot Water Heater

Limitations

General

CONNECTION FROM METER THROUGH FOUNDATION NOT VISIBLE

BASEMENT FRONT WALL IN SHEETROCK

The penetration of the exterior water supply line from the meter could not be observed. It can be speculated that this portion of the line is also copper. It cannot be known without intrusive investigation.

General

PRESSURE REGULATOR NOT FOUND - LOW PRESSURE

The whole hose pressure regulator could not be located. The measured water pressure was below 60psi. Recommend a qualified plumbing contractor locate and evaluate the pressure regulator.

Drain, Waste, & Vent Systems

BELOW SLAB PLUMBING PRESENT

BASEMENT SLAB PLUMBING

The drain is tested, waste and vent (DWV) system, by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line or septic system would confirm its actual condition. However, you can be sure that blockages will occur at some point in the life of any system, usually relative in severity to the age of the system and materials used, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if the main drain line is blocked or damaged, repairs could become expensive.

Sump Pump

SUMP PUMP ENCLOSURE NOT ACCESSIBLE

BASEMENT UTILITY ROOM FLOOR

The sump pump collection reservoir is located in the basement utility room off of the garage. The pump was plumbed with rigid connections making it difficult to inspect without removal of plumbing. Recommend monitoring function of pump due to inaccessibility.



Sump Pump

Observations

7.1.1 Main Water Shut-off Device

INTERIOR SHUT-OFF VALVE BEHIND PANEL

BASEMENT FRONT WALL INTERIOR IN SHEETROCK

The interior main water shut-off valve is located in finished space. A finished panel is situated over it.

 Recommendation



Basement Bedroom Front Wall

7.1.2 Main Water Shut-off Device

METER LOCATION AT EXTERIOR

FRONT ELEVATION RIGHT SIDE

Water Meter Location

 Recommendation



Water Meter and Exterior Cut-Off

7.2.1 Drain, Waste, & Vent Systems

SINK - SIGNS OF PAST PLUMBING LEAKS

POWDER ROOM

 Recommendation

An active leak was not present at the time of inspection, however several stains in the floor of the base cabinet indicate past leaks. Recommend monitoring this location and have a qualified plumbing contractor evaluate.

Recommendation

Contact a qualified plumbing contractor.



Basement Wet Bar Room Sink Cabinet

7.2.2 Drain, Waste, & Vent Systems



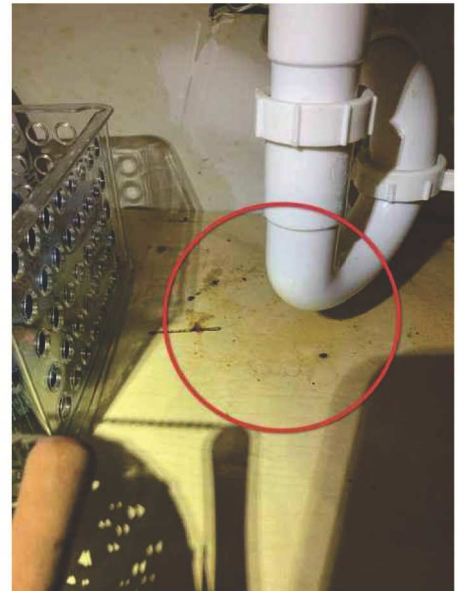
Important Issues Observed

SINK - SIGNS OF ACTIVE LEAK

Water pooling under the P-Trap was observed with past stains. Recommend a qualified plumbing contractor repair.

Recommendation

Contact a qualified plumbing contractor.



Under Sink At Basement Bathroom

7.3.1 Water Supply, Distribution Systems & Fixtures



Maintenance Item

UNSECURED GARDEN HOSE BIBB

Hose bibb on the left side of the front elevation is unattached to structure and can be pulled out of the house.

Movement in the faucet piping can lead to mechanical damage to the supply line and develop a leak. The interior piping is not visible due to a finished interior and could not be inspected. Recommend securing the hose bibb to the brick veneer.

Recommendation

Contact a qualified handyman.



VENT MISSING INSECT SCREEN

The low temperature, high humidity vent from the water heater terminates outside the home at the rear exterior wall of the home. Recommend an insect screen would prevent fouling by insects and other pests.

Recommendation

Contact a handyman or DIY project

8: ELECTRICAL

Information

**Service Entrance And Meter:
Electrical Service Conductors**

Below Ground, Aluminum
Conductors

**Service Entrance And Meter:
Service Meter**

200A

**Service Entrance And Meter:
Panel Size**

200A

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Main Panel Location**

Garage

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Capacity**

200 AMP

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Manufacturer**

Siemens

**Main & Subpanels, Service &
Grounding, Main Overcurrent
Device: Panel Type**

Circuit Breaker

**Branch Wiring Circuits, Breakers
& Fuses: Branch Wire 15 and 20
AMP**

Copper

**Branch Wiring Circuits, Breakers
& Fuses: Wiring Method**

Romex

**Smoke Detectors: Environmental
Sensor Wiring Types**

120v Hardwired, Battery Backup

**Smoke Detectors: Rooms With
Detectors Visibly Present**

Basement, Upstairs Hall,
Basement Bedroom

Residential Electrical Service

Garage At Rear Exterior Wall

Service to the residence should be 110-220 (+_ plus or minus) volts usually in a three (3) wire system / single phase. The Amperage rating for the residence should range be a minimum 100A (+_ plus or minus) service with a full circuit-breaker panel box. Recommend each of the circuit-breakers be switched to the off position and then re-energized at least once every six months to ensure proper operation. This a standard safety precaution of every home.

Smoke Detectors: Smoke and Carbon Monoxide Detectors

The installation of carbon monoxide, fire and smoke detectors and the placement of dry chemical fire extinguishers in accessible locations (utility areas, kitchen, furnace room, etc.) throughout the structure is advisable.

Carbon Monoxide Detectors: Smoke and Carbon Monoxide Detectors

The installation of carbon monoxide, fire and smoke detectors and the placement of dry chemical fire extinguishers in accessible locations (utility areas, kitchen, furnace room, etc.) throughout the structure is advisable.

Observations

8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

PANEL SAFETY/ ACCESS OBSTRUCTIONS

GARAGE

Due to storage of items, the panel access is limited. It is recommended that a 30" wide by 80" Height and at least 36" from the wall clear of items, shelving, or furnishings. Modern building code requires this accessibility to the panel in new construction.

Recommendation

Contact a handyman or DIY project



Recommendation

8.2.2 Main & Subpanels, Service & Grounding,
Main Overcurrent Device

 Maintenance Item

MISSING LABELS ON PANEL

At the time of inspection, some breakers in the main panel were missing labeling. Recommend a qualified electrician or person identify and map out locations.



Breaker Panel At Garage

8.2.3 Main & Subpanels, Service & Grounding,
Main Overcurrent Device

 Recommendation

TOP OF GROUNDING ROD FOUND

The bonding wire terminates at the top of what appears to be a grounding rod.

Recommendation

Contact a qualified professional.



8.4.1 Lighting Fixtures, Switches & Receptacles

 Maintenance Item

LIGHT FIXTURE ON WALL NOT SECURE

FRONT ELEVATION FRONT DOOR

The light fixture mounted on the left side of the entry door is loose in its mount to the brick veneer. Recommend a handyman secure the fixture.

Recommendation

Contact a qualified handyman.



8.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

TAPED OVER SWITCH

GARAGE UTILITY ROOM

Switch taped over. Switch may be abandoned or lead to an energized circuit. Recommend further evaluation by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Garage Utility Room

8.4.3 Lighting Fixtures, Switches & Receptacles

GFCI RECEPTACLE - FAULTY

MASTER BATHROOM LEFT SIDE WALL

The GFCI Receptacle malfunctioned upon testing. It failed to reset. A faulty GFCI receptacle will affect the protection of all the connected receptacles to the GFCI as well. Recommend Immediate replacement by a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



9: FIREPLACE

Information

Fireplace Construction

Prefabricated Metal Insert

Manufacturer of Insert Fireplace

Heatilator, Inc.

**Manufacture Date of Insert
Fireplace**

01/04/1994

Fireplace Fuel Types

Solid Wood Burning, Ventless

Gas

10: DOORS, WINDOWS & INTERIOR

Information

Windows: Window Manufacturer
Unknown

Windows: Window Type
Double-hung, Thermal

Windows: Window Material Type
Vinyl

Floors: Floor Coverings
Concrete, Engineered Wood, Tile

Walls: Wall Material
Drywall, Tile, Brick At Fireplace

Ceilings: Ceiling Material
Gypsum Board, Popcorn, Wood

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Granite

Countertops & Cabinets: Kitchen Being Demolished

Kitchen being demolished. Existing finishes and equipment to be removed/ replaced. For an accurate survey of conditions to exist at time of sale, it may be necessary to reschedule a new inspection.

Countertops & Cabinets: Bathroom Being Demolished

Master Bathroom

Bathroom being demolished. Existing finishes and fixtures to be removed/ replaced. For an accurate survey of conditions to exist at time of sale, it may be necessary to reschedule a new inspection.

Limitations

Walls

RESIDENCE UNDER RENOVATION AT TIME OF INSPECTION

The residence was undergoing renovation at the time of inspection. For an accurate survey of conditions to exist at time of sale, it may be necessary to reschedule a new inspection. Observations at this point may or may not reflect conditions in any static or complete state. Even what appears to be finish surfaces can be dramatically affected by the movement of workers, furniture, tools and materials during the renovation process.

Observations

10.1.1 Doors

DOOR STICKS

DOOR TO GARAGE FROM LOWER LEVEL LIVING ROOM

Door sticks and is tough to open. Recommend evaluation by a qualified carpenter.



10.2.1 Windows

WINDOW DRAINAGE WEEPS CLOGGED

The Vinyl window casing integrates drainage "ports" that allow water to drain from the sill of the window. Several of the windows are clogging from leaf litter. Clogged drain ports will back water up the sill and under the sash. Recommend a thorough cleaning to remove all weep blockages.



Recommendation

Contact a qualified handyman.

10.2.2 Windows

MISSING SCREENS

GARAGE

2 Windows are missing screens. Recommend replacement.

 Recommendation

10.2.3 Windows

DOUBLE HUNG WINDOW WON'T STAY OPEN

Window in Basement Level Bedroom does not stay up. This is a potentially injurious condition. Recommend a qualified carpenter evaluate and repair.

Recommendation

Contact a qualified handyman.

 Maintenance Item

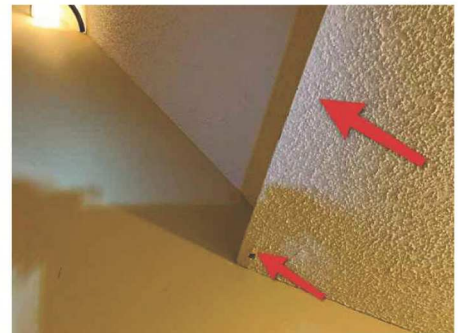
10.5.1 Ceilings

MINOR DAMAGE

BASEMENT STAIR

Minor damage or deterioration to the ceiling was visible at the time of the inspection.

 Recommendation



Ceiling At Stair from Basement To Main Level

10.6.1 Steps, Stairways & Railings

STAIR MISSING FIRE PROTECTION

BASEMENT TO MAIN LEVEL

The interior stair from the lower level to the main level has a storage closet below. The stringers and stair treads and risers are exposed from below. Recommend a minimum of 1/2" sheetrock installed and finished underneath the stair to provide fire resistance in case of an emergency. Current building code requires this safety feature in all new construction.

Recommendation

Contact a qualified carpenter.

 Important Issues Observed



Under Stair At Basement

11: BUILT-IN APPLIANCES

Information

Dishwasher: Brand
Kitchenaid

Refrigerator: Refrigerator Manufacturer
Whirlpool

Refrigerator: Refrigerator Power Source
120v Electric

Refrigerator: Refrigerator Configuraiaon
Side By Side Over Drawer

Refrigerator: Water Line for Ice Maker
Unknown

Exhaust Systems: Exhaust Fans
Fan Only, Fan with Light

Exhaust Systems: Bathroom Fans Vent to Sidewall Exterior
The Bathroom vents through side wall penetrations to the exterior.

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Range/Oven/Cooktop: Range/Oven Brand
Unknown

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Clothes Dryer: Dryer Power Source
220 Electric

Clothes Dryer: Dryer Vent
Unknown

Clothes Dryer: Manufacturer of Dryer
General Electric 7.8 Cubic Foot Dryer

Clothes Dryer: Dryer Configuraiaon
Front Load

Clothes Washer: Manufacturer of Washer
General Electric 4.8 Cubic Foot Washer

Clothes Washer: Washer Configuration
Front Load

Kitchen Being Demolished

Kitchen being demolished. Existing finishes and equipment to be removed/ replaced. For an accurate survey of conditions to exist at time of sale, it may be necessary to reschedule a new inspection.

Observations

11.4.1 Range/Oven/Cooktop

RANGE NOT FASTENED

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.



Important Issues Observed

12: ATTIC

Information

Insulation: Insulation Type

Blown-In Loose Fill

Insulation: Approximate R-value

8-10 inches = 21.6R to 28R

Ventilation: Ventilation Type

Passive, Ridge Vents, Soffit Vents

Engineered Roof Trusses

Attic

Engineered Roof Truss System. Engineered roof trusses must not be modified unless specifically design to do so by a structural engineer. The attic of this home is framed with 2x4 engineered roof trusses with pressed plate connections.