

# *Prospective Home Inspections*

## Property Inspection Report



56 Sunshine Dr, AnyTown, IL 60538  
Inspection prepared for: Happy Homebuyer  
Real Estate Agent: Chris Prokopiak - Redfin

Date of Inspection: 2/20/2024 Time: 4:00 PM Size: 0  
Order ID: 2113

Inspector: Jeff Walters

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[ProspectiveHomeInspections.com](http://ProspectiveHomeInspections.com)



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Thanks very much for choosing Prospective Home Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our National Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. The Inspection is a visual inspection performed in a limited time frame, it is impossible that all issues could be found in such a limited time frame. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are to reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee, or insurance by Prospective Home Inspections is expressed or implied. The inspection does not report on local/municipal code compliance. Please consult the local municipality for their current codes. This report does not include inspection for wood destroying insects, mold, lead, radon or asbestos. Any comments about vermin/pests are a courtesy. No destructive testing or dismantling of components is performed. A representative sampling of the buildings components is viewed in areas that are accessible as the time for the inspection. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

FOR THE PURPOSE OF THIS REPORT ALL DIRECTIONAL REFERENCES TO THE HOUSE WILL BE MADE AS IF ONE WERE FACING THE FRONT OF THE HOUSE.

### Use of Photos and Video:

Your report includes many photographs and videos which help to clarify where the inspector went, what was looked at and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but **may be a representation of a condition that is in multiple places**. Not all areas of deficiencies or conditions will be supported with photos or videos.

### Home Inspection Expectations:

There may come a time when you discover something wrong with the house, and you may be disappointed or upset with your home inspection.

Please keep a few things in mind:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours long home inspection. For example, some problems will only be found after furniture is moved, carpet is removed or finishes removed. Some walls in the basement only leak when certain conditions exist.

It is possible that these conditions existed at the time of the inspection, however there was no

evidence, as to their existence. If there is no evidence of a past issue/problem, it is unfair to assume we should see a future problem.

A common source of disappointment with some home inspections comes from comments made by contractors called to make repairs. Contractors recommendations will differ from ours, because their goals are different from ours. Contractors are there to SELL you something. Typically our advice is the most economical way to resolve an issue, many contractors are not willing to make these types of repairs. Most contractors would prefer to make more money by replacing an entire component. As an example a roofing contractor would want to Re-roof the entire house vs. just making some smaller repair(s).

Please remember as inspectors we are "generalists" not "specialists". The typically majority of contractors specialize in one area, such as Roofing, Electrical, Plumbing or Heating and Air conditioning. We would expect them to know more than we do. Home Inspectors have knowledge, aptitudes, and skills are applied to a home as a whole.

The intent of the home inspection is to find the big, costly problems, not the small inexpensive issues. These big problems are what will affect people's decision to purchase. The report will identify minor issues that were discovered while looking for the more significant problems.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing Prospective Home Inspections to perform your home inspection.

Jeff Walters License # 450.010493



# Report Summary

The summary provided highlights findings that could have significant implications. These findings fall into three categories for clarity:

**Safety Concerns (RED):** These are the most critical issues posing potential safety hazards.

**Maintenance (GREEN):** These items require attention in the future, often referred to as a "honey-do list."

**Defects (BLUE):** Items falling between the severity of safety concerns and maintenance needs.

Please note that the categorization of these items is solely at the discretion of the inspector. I've chosen these categories to simplify the summary, but others may categorize these items differently. Check with your legal counsel and Real Estate Professional to determine if they agree with these categorizations.

It's important to understand that the summary does not encompass all findings in the report and represents the inspector's opinion. It's advisable to review all pages of the report as the summary alone may not cover all issues.

For any repairs, it's recommended to engage licensed, bonded tradespeople, or qualified professionals. Additionally, keeping copies of receipts, warranties, and permits for the work done is advisable.

## Safety Concerns - Defects

### Grounds

Page 24 Item: 8	Patio Condition	8.2. Damage noted
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### Garage

Page 32 Item: 5	Garage to House Door	5.1. The door from the house, leading to the garage (man door), does not close automatically. It is strongly recommended that this door self-close to act as a fire stop and keep exhaust fumes out of the house.
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### Kitchen/Dinette

Page 45 Item: 5	GFI & Electric	5.1. No GFCI outlet present. Recommend installation by a licensed Electrician.  5.2. SAFETY CONCERN: Open Ground. A licensed electrician should be consulted for repairs/replacement as needed to ensure safety.  5.3. Wire ends are outside of a Junction Box at. This is a potential shock or electrocution hazard.
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## Safety Concerns - Defects

### Grounds

Page 21 Item: 4	Exterior Electric	4.2. <b>GFCI</b> Outlet at - Rear did not trip when tested.
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A/C		
Page 29 Item: 2	AC Compressor Condition	<p>2.4. NOTE: The air conditioning systems ability to cool could NOT be tested as the outdoor temperature was below 60° F.</p> <p>Most AC manufacturers recommend users refrain from turning on the AC when the outdoor temperature is lower than 60° F. Running it when it's cold can DAMAGE the unit.</p> <p>1. The oil can become thicker due to low temperatures, the unit will not function properly and may ultimately damage the air conditioner.</p> <p>2. The condensation which collects on the cooling coils might freeze and damage the system.</p> <p>Recommend inquiring with Agent/attorney as to what options are available for ensuring proper function in the warmer weather.</p>
Garage		
Page 32 Item: 5	Garage to House Door	<p>5.2. The door between the garage &amp; house does not appear to be a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses.</p>
Page 34 Item: 8	Garage Door's Reverse Status	<p>8.2. Garage vehicle door Auto-Reverse did NOT operate properly.</p> <p>Photo safety reverse feature works. Recommend adjusting the opener for proper reverse tension.</p> <p>Here's one way to ensure proper reversing: Take a full roll of paper towels and place it under your garage door and then lower the door. When the door touches the paper towel roll it should quickly reverse and go back up without damaging the towels. If the door doesn't reverse or reverse too slowly to prevent damage to the paper towel roll the adjuster needs to be changed. Please refer to the manufactures instructions on where this is located.</p> <p>If adjustment fails then contact a garage door contractor/specialist.</p>
Page 34 Item: 9	GFI & Electric	<p>9.1. No GFCI outlet present. Recommend installation by a licensed Electrician.</p>
Water Heater		
Page 43 Item: 2	Venting	<p>2.1. Joints are to be fastened with three sheet-metal screws and NO tape should be used. Recommend review by an HVAC contractor.</p> <p>2.2. The vent pipe has tape installed which is not considered appropriate. It will mask/hid the connection. The tape makes it difficult to see the appropriateness and quality of the connection. Joints are to be fastened with three sheet-metal screws and NO tape should be used. Recommend review by an HVAC contractor.</p>

Main Bedroom		
Page 52 Item: 5	Smoke Detectors	5.1. No Smoke Detector present. Interconnected smoke alarms is a requirement to satisfy fire experts requirements. It is recommended there should be a smoke detector in each sleeping area, and a Combination Smoke/CO detector on each level of the home.
Bedroom 2		
Page 55 Item: 5	Smoke Detectors	5.1. No Smoke Detector present. Interconnected smoke alarms is a requirement to satisfy fire experts requirements. It is recommended there should be a smoke detector in each sleeping area, and a Combination Smoke/CO detector on each level of the home.
Bedroom 3		
Page 57 Item: 5	Smoke Detectors	5.1. No Smoke Detector present. Interconnected smoke alarms is a requirement to satisfy fire experts requirements. It is recommended there should be a smoke detector in each sleeping area, and a Combination Smoke/CO detector on each level of the home.
Attic		
Page 61 Item: 2	Structure	2.5. 2 truss cross members have been removed. This can affect the structural integrity of the attic structure. Recommend review by a qualified contractor.
Sewer Scope		
Page 65 Item: 2	Sewer Line Condition	2.2. An obstruction was noted.
Page 68 Item: 3	Recommendations	3.1. Belly - standing water observed which can cause blockage. Recommend contacting a qualified contractor for review and possible repair.  3.2. The obstruction needs to be removed to prevent blockage of wastewater through the pipe. Recommend evaluating the area(s) for repairs.

## Maintenance

### Roof

Page 12 Item: 1	Condition	1.3. Clean roof areas: Organic debris evident. Debris on Roof surface should be removed to allow for better drainage. Additionally, debris will hold moisture which can shorten the life of the roof covering.
Page 17 Item: 2	Gutter	2.2. Extensions missing - downspouts should discharge 6 feet from building and be routed to discharge away from the homes foundation, this will reduce the potential for water to seep into the basement.  2.3. Gutters need to be cleaned.

Grounds		
Page 20 Item: 1	Driveway and Walkway Condition	<p>1.1. Cracks / Damage were observed. Further deterioration will occur as water expands and contracts from freeze and thaw cycles.</p> <p>1.2. Settlement were observed. Further deterioration will occur as water expands and contracts from freeze and thaw cycles.</p>
Page 21 Item: 3	Vegetation Observations	3.1. Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing. Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
Page 24 Item: 7	Deck	7.2. Paint or Stain is needed on the deck flooring
Exterior Areas		
Page 26 Item: 2	Window Condition	2.2. Caulking missing or ineffective. Caulk and seal all gaps, cracks and openings.
Page 26 Item: 3	Siding Condition	3.3. Caulk and seal all gaps, cracks and openings.
A/C		
Page 29 Item: 1	Refrigerant Lines	1.1. Missing insulation at <b>A/C</b> unit.
Garage		
Page 31 Item: 2	Rafters & Ceiling	2.2. Failing drywall tape. This is a cosmetic issue, commonly caused by poor application at the time of construction. The joint between panels must be covered with a compound in a specific way - in a series of layers with each layer wider than the last.
Laundry		
Page 48 Item: 4	Washer/Dryer	4.3. Clothes Washer supply lines appear functional. Recommend replacing the washer supply hoses prior to first use. Metal braided hoses are stronger and will last longer than the 'rubber' type.
Attic		
Page 63 Item: 5	Insulation Condition	5.2. There is evidence of vermin activity. A pest control specialist should be consulted for treatment and control advice.
Sewer Scope		
Page 65 Item: 2	Sewer Line Condition	<p>2.4. Cast Iron Scale</p> <p>2.5. Deposits/Material buildup noted which are affecting the drainage flow.</p>

Page 68 Item: 3	Recommendations	<p>3.3. Cast Iron Scale - sections of the pipe were noted to have scale build up inside the pipe. Recommend High pressure water jetting can remove some of the scale and provide temporary relief from drainage clogs and stoppages.</p> <p>3.4. Experts recommend cleaning the sewer lines every 18 to 24 months. Annual maintenance cleaning of the sewer line can prevent the buildup of roots or a blockage in the line. The most common techniques are:</p> <ol style="list-style-type: none"> <li>1. Power Rodding - that uses metal cables that spin to grind up smaller debris - removing obstruction in the pipe such as grease, roots, build-ups and hair.</li> <li>2. Hydro-jetting employ high pressure water to scour long term build up of waste.</li> </ol>
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## Defects

### Roof

Page 12 Item: 1	Condition	1.4. Tree branches overhanging roof. Trim trees that are in contact or proximity to home, as branches can damage roofing material.
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### Grounds

Page 20 Item: 1	Driveway and Walkway Condition	1.3. Potential Trip Hazard(s) at driveway/sidewalk; monitor / repair as necessary
Page 22 Item: 5	Exterior Faucet	<p>5.1. Exterior faucets have hoses attached during winter, once weather turns below 32° pipe damage may occur.</p> <p>5.2. Missing / Broken handle noted at the time of the inspection on Front</p>
Page 24 Item: 7	Deck	7.3. Deck Substructure Inspection excluded, due to limited access because of low height or obstructions.
Page 24 Item: 8	Patio Condition	8.1. Uneven slabs/sunken/settled areas at the patio.

### Exterior Areas

Page 26 Item: 3	Siding Condition	3.2. Damage was observed. Repairs are recommended to prevent water penetration and/or further damage.
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### A/C

Page 29 Item: 2	AC Compressor Condition	<p>2.1. The fins of the outdoor portion of the air conditioning system are obstructed. This will reduce the efficiency of the system.</p> <p>2.2. Exterior unit not level. This can affect system performance.</p> <p>2.3. The data plate on the exterior cooling unit was not visible/legible at the time of the inspection.</p>
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### Garage

Page 31 Item: 2	Rafters & Ceiling	2.3. Garage drywall/plaster is patched.
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Page 34 Item: 9	GFI & Electric	9.2. Switch(es) have unknown function, consult the seller for clarification on what they control.
Electrical		
Page 36 Item: 1	Electric Panel observations	1.4. The space around the Electrical Service Equipment does not allow for safe access. Working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment.  A 3 ft wide x 3ft deep area is required in front of electric panels.
Laundry		
Page 49 Item: 7	Walls/Ceilings Condition	7.1. Damage noted, Lower 8" of walls have drywall removed. Recommend repair.  7.2. Repairs/Patches noted behind the dryer.
Main Bedroom		
Page 53 Item: 6	Closets	6.1. The closet door binds or drags.
Bedroom 3		
Page 56 Item: 1	Doors	1.1. Door missing / NOT installed.
Bathroom with Shower		
Page 58 Item: 3	GFI & Electric	3.2. Switch(es) have unknown function, consult the seller for clarification on what they control.
Attic		
Page 63 Item: 5	Insulation Condition	5.1. Insulation level is lower than current standards. Recommend adding more to conserve energy and make the building more comfortable.
Page 64 Item: 6	Ventilation	6.3. Power Ventilator was NOT operating during the inspection. Suggest verification of performance prior to closing.
Sewer Scope		
Page 65 Item: 2	Sewer Line Condition	2.3. Belly - A sewer line belly involves part of the sewer line sagging downward taking on a curved shape which impedes the natural flow of waste. The pressure of the water flowing out of your home may provide sufficient force to push past a sewer line belly. Yet over time debris tends to build up along the base of the belly. This build-up makes it harder for waste to move through the sewer line. Eventually you MAY begin experiencing sewage backups.  The factors that can lead to sewer bellies tend to occur naturally as a result of shifting soil. As dirt compacts beneath the sewer line it will sag downward into any void that has formed. A variety of natural causes can lead to sewer bellies, including tree root growth, excessive soil hydration and even normal seasonal temperature fluctuations.  A belly occurs when settling or compaction of the soil occurs below the pipe and causes the pipe to have a low spot where water can collect.





# Inspection Details

## 1. Attendance

In Attendance: Client present • Fully Participated • Client's Agent present

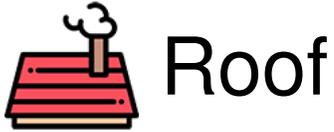
## 2. Home Type

Home Type: Single Family Home

## 3. Occupancy

Occupancy: Vacant - Furnished:

Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings such as beds, couches, dressers, parked cars and storage in cabinets and closets. • The utilities were on at the time of inspection.



My inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. I look for evidence of roof system leaks and damage. I cannot predict when or if a roof might leak in the future.

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof.

Please note: Houses with chimneys - The National Fire Protection Association Standard 211 says, "Chimneys, fireplaces, and vents shall be inspected at least once a year for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if necessary." This is the national safety standard, this standard takes into account the fact that even if you don't use your chimney much, animals may build nests in the flue or there may be other types of deterioration that could make the chimney unsafe to use.

The National Fire Protection Association ([www.nfpa.org](http://www.nfpa.org)) advises that each chimney receive an inspection each time a residence is sold. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America ([www.csia.org](http://www.csia.org)).

### 1. Condition

Roof Information: This roof was examined by drone, which provides a greater overall visual examination of the roof condition.

Materials: Composition shingles noted.

Observations:

1.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection.

1.2. No signs of present or past leaking around the skylight were discovered at time of inspection.

1.3. Clean roof areas: Organic debris evident. Debris on Roof surface should be removed to allow for better drainage. Additionally, debris will hold moisture which can shorten the life of the roof covering.

1.4. Tree branches overhanging roof. Trim trees that are in contact or proximity to home, as branches can damage roofing material.



Tree branches overhanging roof

Tree branches overhanging roof





No signs of present or past leaking around the skylight were discovered at time of inspection.



Clean roof areas: Organic debris evident. Debris on Roof surface should be removed to allow for better drainage. Additionally, debris will hold moisture which can shorten the life of the roof covering.



No signs of present or past leaking around the skylight were discovered at time of inspection.

Clean roof areas: Organic debris evident. Debris on Roof surface should be removed to allow for better drainage. Additionally, debris will hold moisture which can shorten the life of the roof covering.





## 2. Gutter

### Observations:

2.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection

2.2. Extensions missing - downspouts should discharge 6 feet from building and be routed to discharge away from the homes foundation, this will reduce the potential for water to seep into the basement.

2.3. Gutters need to be cleaned.



Extensions missing



Gutters need to be cleaned.



Gutters need to be cleaned.

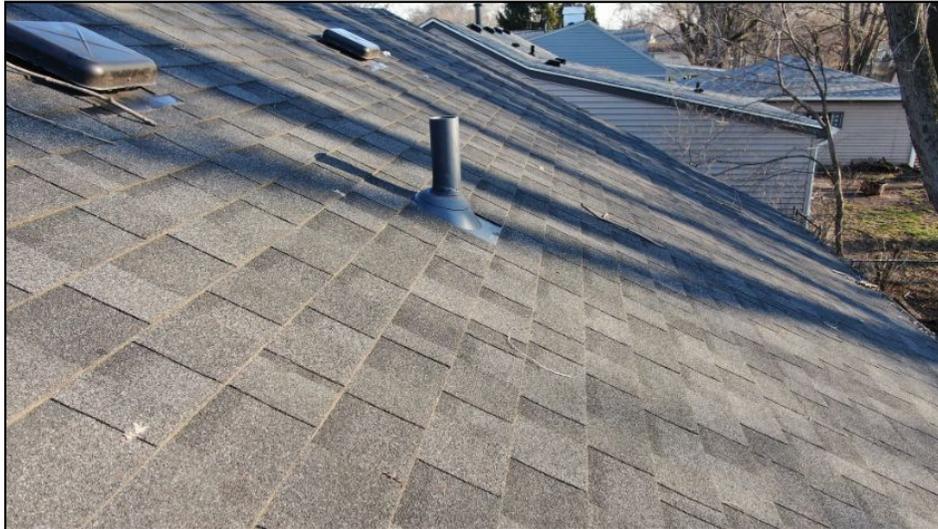


Gutters need to be cleaned.

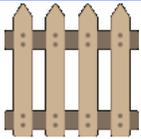
### 3. Flashing

Observations:

3.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection



No major deficiencies observed; functional and in satisfactory condition, at time of inspection



# Grounds

We will inspect walkways, patios, and driveways; vegetation, grading, and surface drainage.

## 1. Driveway and Walkway Condition

Materials: The Driveway is Concrete

Observations:

1.1. Cracks / Damage were observed. Further deterioration will occur as water expands and contracts from freeze and thaw cycles.

1.2. Settlement were observed. Further deterioration will occur as water expands and contracts from freeze and thaw cycles.

1.3. Potential Trip Hazard(s) at driveway/sidewalk; monitor / repair as necessary



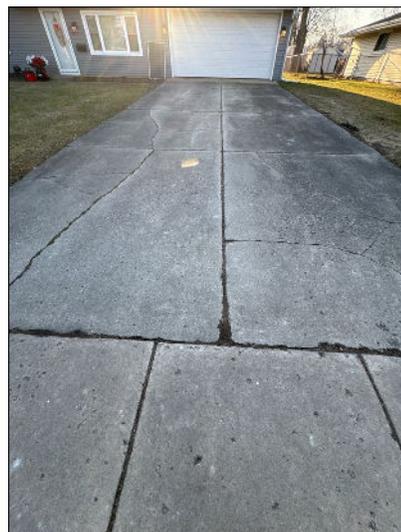
Potential Trip Hazard(s) at driveway/sidewalk; monitor / repair as necessary



Cracks noted.



Cracks noted.





Potential Trip Hazard(s) at driveway/sidewalk; monitor / repair as necessary

## 2. Grading

Observations:

2.1. The performance of lot drainage appear serviceable with the lot sloping away from the building at the time of inspection.

## 3. Vegetation Observations

Observations:

3.1. Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing. Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.

## 4. Exterior Electric

Observations:

4.1. **GFCI** Outlet installed and operational during the inspection.

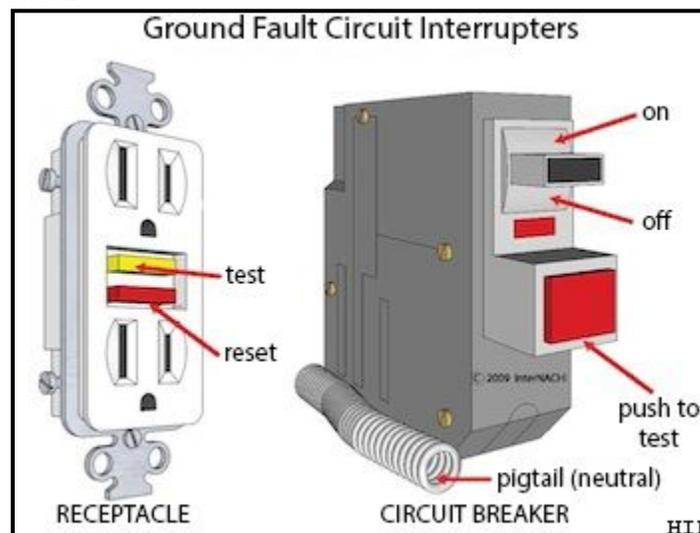
4.2. GFCI Outlet at - Rear did not trip when tested.



GFCI Outlet installed and operational during the inspection.



GFCI Outlet at - Rear did not trip when tested.



## 5. Exterior Faucet

Location: Exterior hose bib(s) located at Front

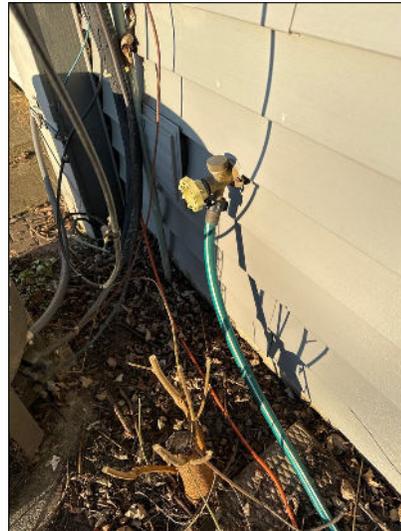
Observations:

5.1. Exterior faucets have hoses attached during winter, once weather turns below 32° pipe damage may occur.

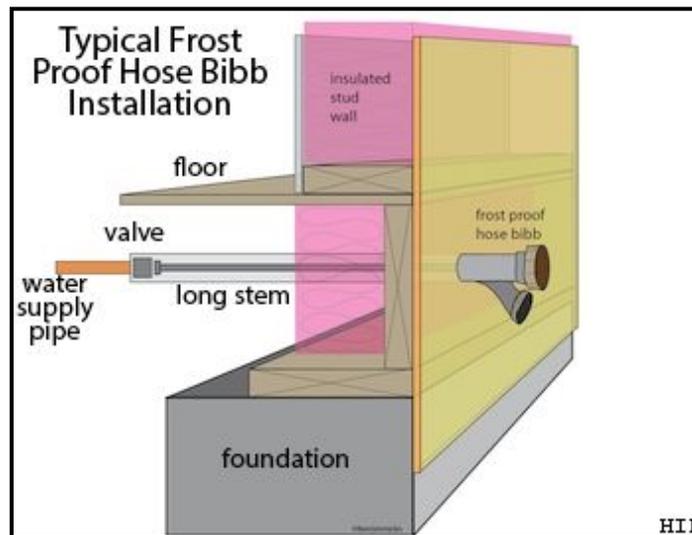
5.2. Missing / Broken handle noted at the time of the inspection on Front



Missing / Broken handle noted at the time of the inspection on Front



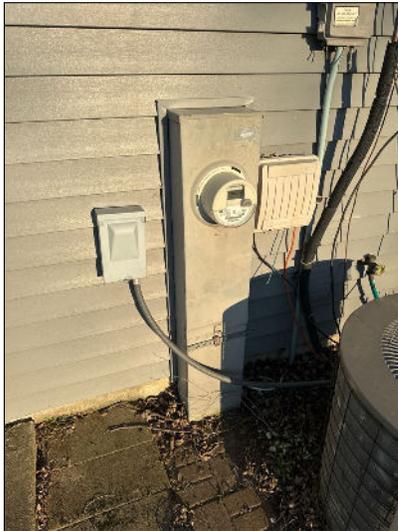
Hoses attached



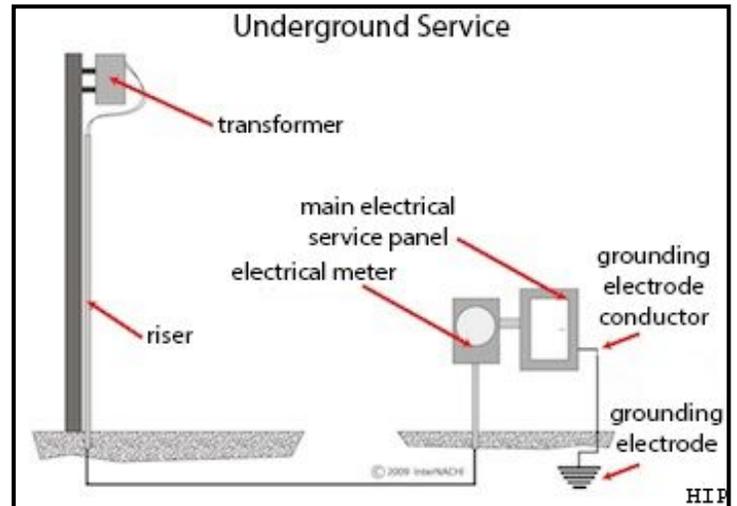
## 6. Service Type

### Observations:

6.1. There is an underground service lateral noted.



Underground Electric Service



## 7. Deck

Observations:

7.1. Appeared functional at time of inspection.

7.2. Paint or Stain is needed on the deck flooring

7.3. Deck Substructure Inspection excluded, due to limited access because of low height or obstructions.



Paint/Stain needed

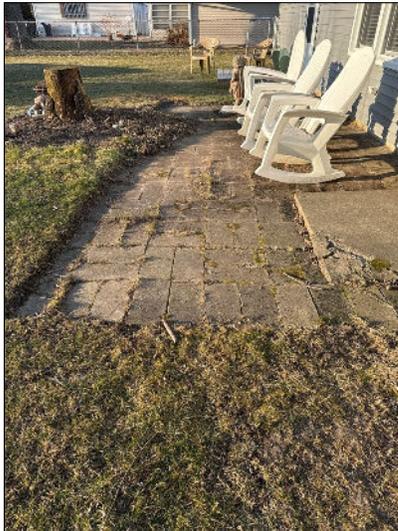
## 8. Patio Condition

Materials: The Patio is Pavers/Brick Pavers

Observations:

8.1. Uneven slabs/sunken/settled areas at the patio.

8.2. Damage noted



Uneven slabs/sunken/settled areas at the patio.



Damage noted

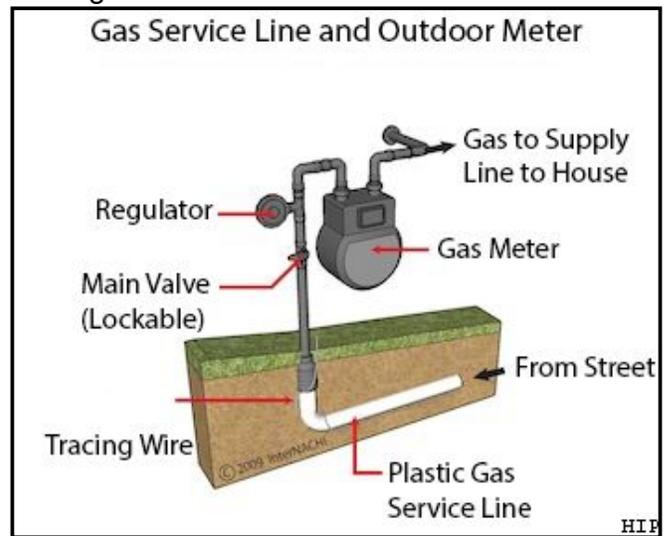
### 9. Gas Meter & Radon

Observations:

- Main gas shut off located at meter - Meter is located - Right Side



Gas Main





# Exterior Areas

This section describes the exterior wall coverings and trim. We will inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Caulking usually lasts anywhere from 3 –8 yrs, and exterior paint has a life span of 7 –12 yrs, depending on the product. Caulking is required more often than painting. It is recommended to seal the exterior windows and doors making them as weather and airtight as possible. Seal/caulk around the perimeter of windows and doors where the frame meets the exterior siding - even under the window sills.

## 1. Door Condition

Materials:

- There is a Hinged exterior door located at the Front , Rear of the building.

Observations:

- 1.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection

## 2. Window Condition

Observations:

- 2.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection

2.2. Caulking missing or ineffective. Caulk and seal all gaps, cracks and openings.



Caulking required.



Caulking required.

## 3. Siding Condition

Materials: Vinyl siding.

Observations:

- 3.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection

3.2. Damage was observed. Repairs are recommended to prevent water penetration and/or further damage.

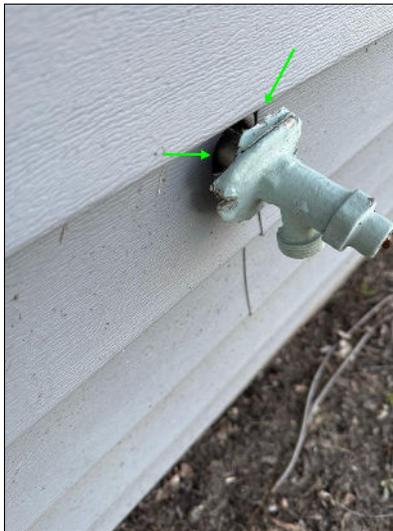
3.3. Caulk and seal all gaps, cracks and openings.



Damage left side



Damage front



Caulk and seal all gaps, cracks and openings.

#### 4. Exterior Trim Condition

Observations:

4.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection

#### 5. Eaves & Facia

Observations:

5.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection

5.2. Under eave soffit inlet vents noted.



No major deficiencies observed

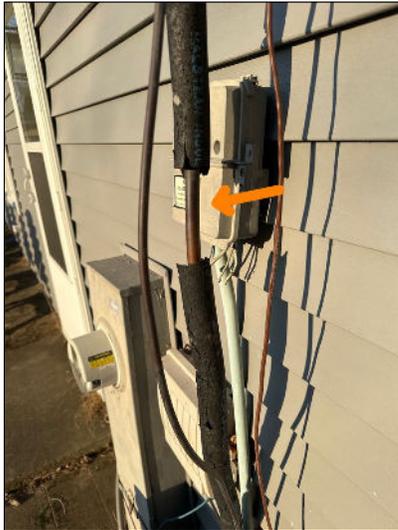


# A/C

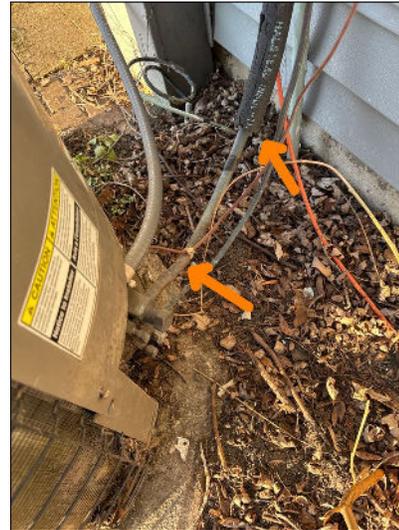
## 1. Refrigerant Lines

Observations:

### 1.1. Missing insulation at A/C unit.



Missing insulation



Missing insulation

## 2. AC Compressor Condition

Compressor Type: 220 volt Electric powered central air conditioning unit manufactured by Unable to determine Manufacture

Location: The compressor is located on the exterior at the Rear.

Observations:

2.1. The fins of the outdoor portion of the air conditioning system are obstructed. This will reduce the efficiency of the system.

2.2. Exterior unit not level. This can affect system performance.

2.3. The data plate on the exterior cooling unit was not visible/legible at the time of the inspection.

2.4. NOTE: The air conditioning systems ability to cool could NOT be tested as the outdoor temperature was below 60° F.

Most AC manufacturers recommend users refrain from turning on the AC when the outdoor temperature is lower than 60° F. Running it when it's cold can DAMAGE the unit.

1. The oil can become thicker due to low temperatures, the unit will not function properly and may ultimately damage the air conditioner.

2. The condensation which collects on the cooling coils might freeze and damage the system.

Recommend inquiring with Agent/attorney as to what options are available for ensuring proper function in the warmer weather.



AC Unit Data plate



Dirty/Obstructed fins



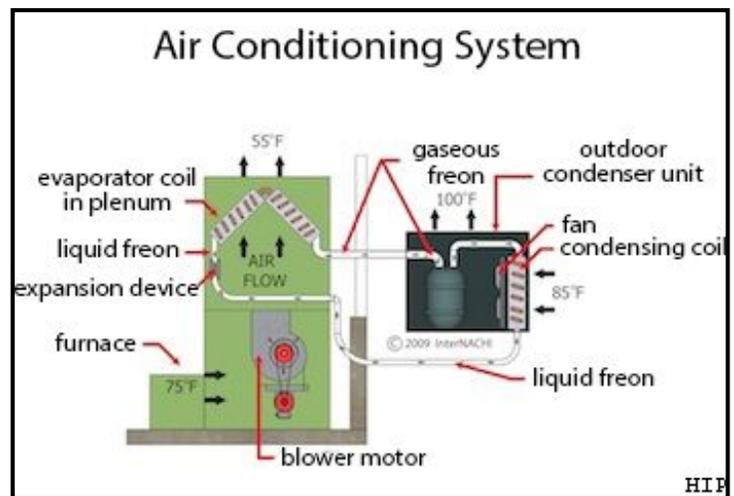
Dirty/Obstructed fins



Exterior unit not level. This can affect system performance.



A/C Compressor





# Garage

## 1. Garage Floor Condition

Observations:

1.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection



No major deficiencies

## 2. Rafters & Ceiling

Observations:

2.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection

2.2. Failing drywall tape. This is a cosmetic issue, commonly caused by poor application at the time of construction. The joint between panels must be covered with a compound in a specific way - in a series of layers with each layer wider than the last.

2.3. Garage drywall/plaster is patched.



Failing drywall tape/patched area



Failing drywall tape

### 3. Garage Walls

#### Observations:

- 3.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection
- 3.2. A heater was noted in the garage and it was operational at the time of the inspection.



Heater

### 4. Exterior Door

#### Observations:

- 4.1. The Garage exterior access door was functional, at time of inspection.

### 5. Garage to House Door

#### Observations:

- 5.1. The door from the house, leading to the garage (man door), does not close automatically. It is strongly recommended that this door self-close to act as a fire stop and keep exhaust fumes out of the house.
- 5.2. The door between the garage & house does not appear to be a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses.



Door does not appear to be fire rated.

## 6. Garage Vehicle Door Condition

Door Style: Sectional door made up of panel sections that are connected with hinges noted. •  
Garage Vehicle door operates with a garage door opener.  
Observations:

6.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection



No major deficiencies observed; functional and in satisfactory condition, at time of inspection

## 7. Garage Opener

Observations:

7.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection

## 8. Garage Door's Reverse Status

Observations:

8.1. Eye beam system present and operating.

8.2. Garage vehicle door Auto-Reverse did NOT operate properly.

Photo safety reverse feature works. Recommend adjusting the opener for proper reverse tension. Here's one way to ensure proper reversing:

Take a full roll of paper towels and place it under your garage door and then lower the door. When the door touches the paper towel roll it should quickly reverse and go back up without damaging the towels. If the door doesn't reverse or reverse too slowly to prevent damage to the paper towel roll the adjuster needs to be changed. Please refer to the manufactures instructions on where this is located.

If adjustment fails then contact a garage door contractor/specialist.

## 9. GFI & Electric

Observations:

9.1. No GFCI outlet present. Recommend installation by a licensed Electrician.

9.2. Switch(es) have unknown function, consult the seller for clarification on what they control.



Switch(es) have unknown function, consult the seller for clarification on what they control.



Switch(es) have unknown function, consult the seller for clarification on what they control.



# Structure

## 1. Structure Configuration

Materials: Slab On-grade.

## 2. Main floor observations

Materials: Slab On Grade - Concrete  
Observations:

2.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection.

## 3. Supply Piping

Observations:

3.1. Water Supply is Public.

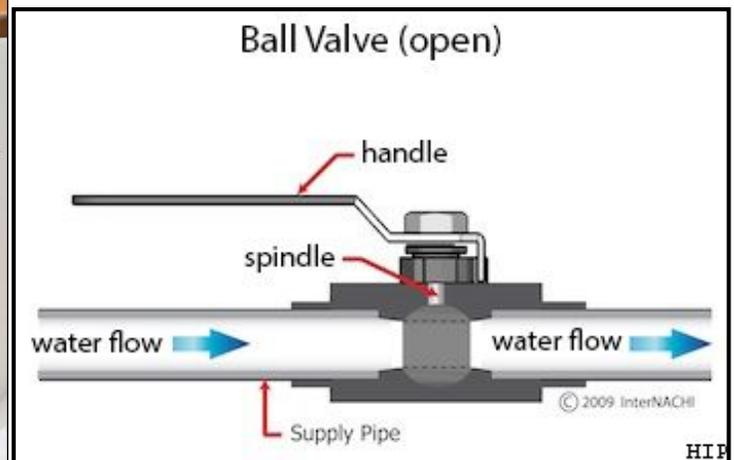
3.2. The water main and shut off valve(s) located: Laundry/Utility Room

3.3. The water distribution material inside the building is Copper Piping

3.4. The Natural Gas supply material is: Black Steel Piping



Water main shut off



## 4. Drain Piping

Observations:

4.1. The waste and vent piping is Cast Iron



# Electrical

The inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and over-current protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection.

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods.

NOTE: Smoke detectors should be replaced every 10 years from the date of manufacturing (the date should be indicated on the device). Dust and debris can settle inside the device and the sensors may not work as well after the 10-year period. You should replace any alarms that come with the house unless the manufacturing date can be proven.

Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. **Repairs should be a priority**, and should be made by a qualified, licensed electrician.

## 1. Electric Panel observations

Materials: Main Disconnect located at Electric Panel. • Main Electric Panel Location: Laundry Room/Utility Room • Main Panel Manufacturer - Square D  
Observations:

1.1. No major system safety or function concerns noted at time of inspection at electric panel.

1.2. Grounding wire installed.

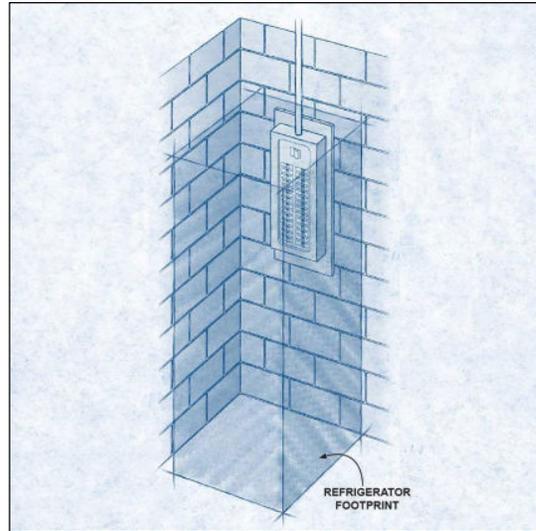
1.3. Electrical bonding Installed in the Panel.

1.4. The space around the Electrical Service Equipment does not allow for safe access. Working space shall be provided and maintained about all electrical equipment to permit ready and safe operation and maintenance of such equipment.

A 3 ft wide x 3ft deep area is required in front of electric panels.



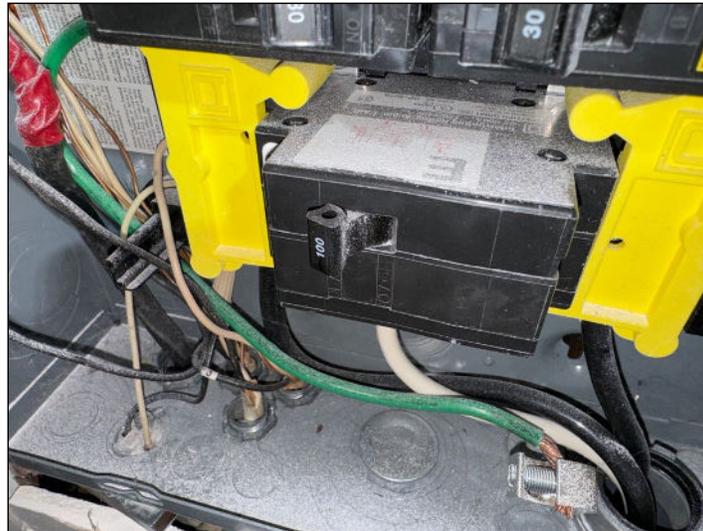
Main electrical panel



## 2. Main Amp Breaker

Observations:

- 100 amp 220 volt Main breaker.



Main Breaker

## 3. Breakers in panel

Observations:

- Breakers in the Off position; 0
- If breaker(s) are turned off - Recommend checking with seller as to why it is turned off.

## 4. Wiring Observations

Observations:

- 4.1. Copper wire with non-metallic sheathed cable noted.

## 5. Breaker Observations

Observations:

- 5.1. All of the circuit breakers appeared serviceable.

# Smoke Detectors

During the inspection, we do not operate smoke alarms or carbon monoxide (CO) detectors. We also do not "smoke-test" alarms, which is the only definitive test to confirm proper function.

The National Fire Protection Association recommends that fire alarms should be installed on every level of your home, including the basement, and inside each bedroom. Remember to test your smoke detectors at least once a month and change batteries every six months. (It may be possible to upgrade to a 10-year battery).

It is recommended that smoke alarms be interconnected that allows all smoke alarms to sound when one is in alarm (when one activates they **all** sound). This can be done by physically wiring together or using wireless technology (or a combination of both).

Experts recommend Carbon Monoxide Detectors should be installed near sleeping areas. It is wise to install a CO detector on **ALL levels**.

Many manufactures offer a variety of combination smoke and carbon monoxide detectors that provide 2-in-1 protection.

NOTE: Smoke detectors should be replaced every 10 years from the date of manufacturing (the date should be indicated on the device). Dust and debris can settle inside the device and the sensors may not work as well after the 10-year period. You should replace any alarms that come with the house unless the manufacturing date can be proven.

## 1. Smoke Detector Main Floor Observations

Observations:

1.1. Smoke Detector on the Main Floor was Combination -Smoke/CO Detector present during the inspection. NOTE: Smoke detectors should be replaced every 10 years from the date of manufacturing (the date should be indicated on the device).



Combo - Smoke/CO Detector



# Heating Unit

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

The inspection of the heating and cooling system included a visual examination of the systems major components to determine defects, excessive wear, and general state of repair.

Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassemble of the furnace; therefore **Heat Exchangers are NOT included in the scope of this inspection**, an evaluation by an HVAC contractor is recommended after possession of the property.

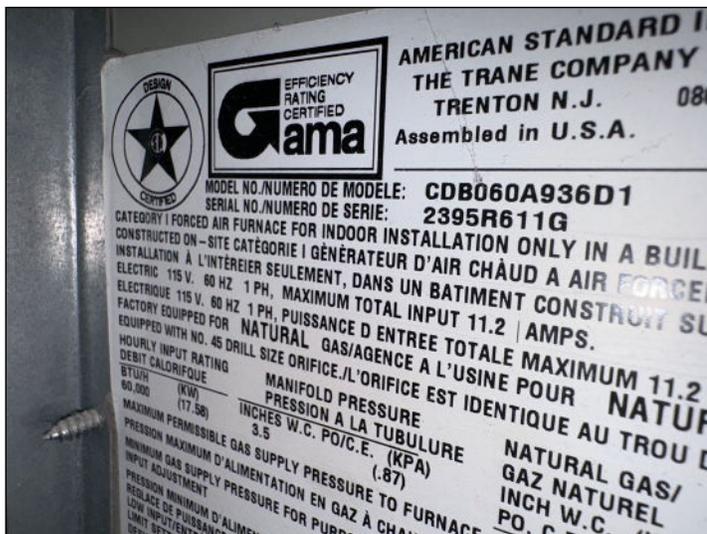
For a more thorough investigation of the system please contact a licensed HVAC service person.

Plan for a service company to inspect and clean the HVAC system after possession of the property. An annual maintenance is recommended to keep the HVAC system working at its proper efficiency.

Most HVAC technicians recommend the use of inexpensive air filters and changing them monthly. Typically the arrow on the filter should face the furnace.

## 1. Heater Condition

Location: Location: Laundry/Utility Room • Furnace Manufacture: American Standard  
Type: Gas fired forced hot air. Distribution is by Ducts and Registers.



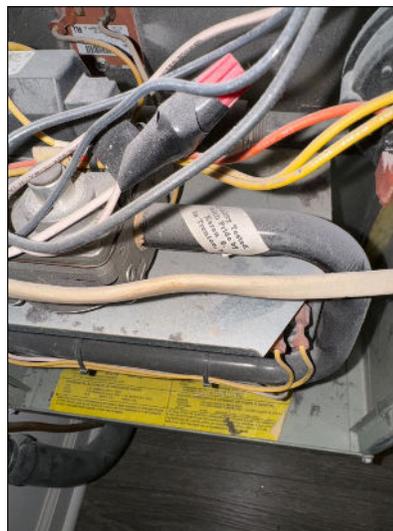
Heat Data Plate



Opened all readily operable access panels



Dirt/dust buildup



Surface rust/corrosion observed

## 2. Venting

Observations:

- 2.1. The visible portions of the vent pipes appeared functional.
- 2.2. Metal chimney vent pipe noted.

## 3. Gas Valves

Observations:

- Gas shut off valves were present.

## 4. Combustion Air Source

Observations:

- Interior of building

## 5. Filters

Location: Located near heater in a slot cut into the duct-work. • Filter Type: Disposable

Observations:

- 5.1. The furnace filter appeared functional at the time of inspection



Air Filter

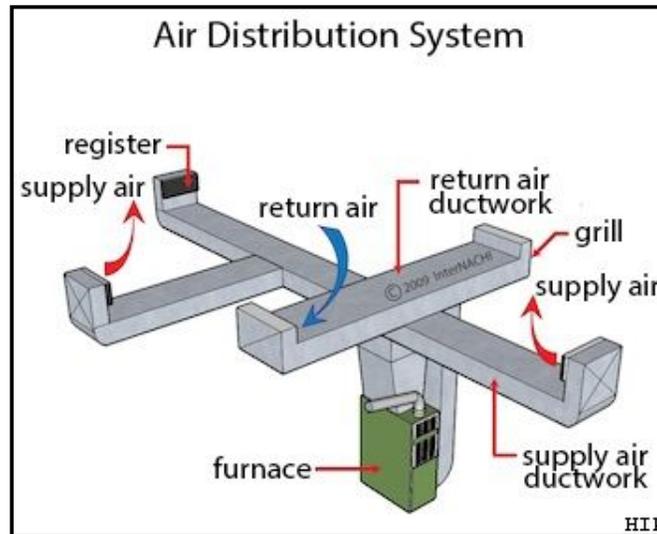
## 6. Humidifier

Type: No Humidifier was present at the time of the inspection.

## 7. Heat Distribution

Observations:

7.1. Forced air distribution - No major deficiencies observed; functional and in satisfactory condition, at time of inspection.





# Water Heater

## 1. Water Heater Condition

Heater Type: Gas - Manufacturer A.O. Smith • The water heater age is approximately: New  
 Statistically Gas Water heater lifespan averages 10 to 15 years.

Location: The heater is located in Laundry/Utility Room.

Observations:

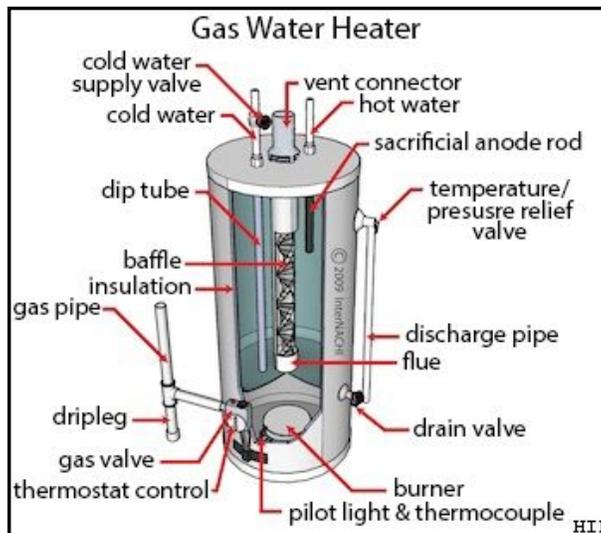
1.1. Water heater tank appears to be in satisfactory condition.



Water Heater Data Plate



Water Heater

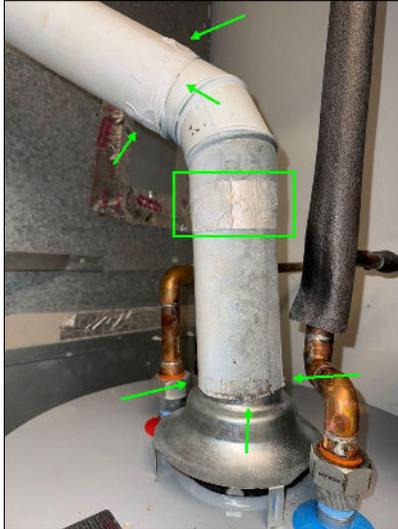


## 2. Venting

### Observations:

2.1. Joints are to be fastened with three sheet-metal screws and NO tape should be used. Recommend review by an HVAC contractor.

2.2. The vent pipe has tape installed which is not considered appropriate. It will mask/hid the connection. The tape makes it difficult to see the appropriateness and quality of the connection. Joints are to be fastened with three sheet-metal screws and NO tape should be used. Recommend review by an HVAC contractor.



Improper installation

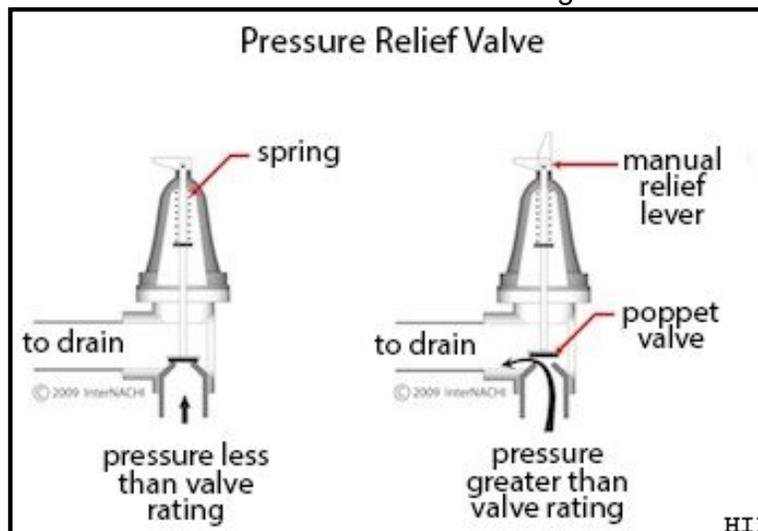


Improper installation

## 3. TPRV

### Observations:

3.1. A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



#### 4. Number Of Gallons

Observations:

4.1. 40 gallons

#### 5. Gas Piping and Valve

Observations:

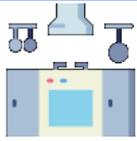
5.1. Gas Piping and valves appear functional.

#### 6. Plumbing Material Observations

Materials: Copper

Observations:

6.1. No deficiencies observed at the visible portions of the supply piping.



# Kitchen/Dinette

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink, refrigerator with or without ice makers and other appliances.

Any built-in appliances tested and listed in the report were done as a courtesy to our clients. We check the appliances functionality by using normal operating controls to activate the primary function of the appliance

Appliances that are not built-in and are NOT inspected, such as; counter-top microwaves, coffee makers, and toaster ovens.

## 1. Cabinets

Observations:

1.1. Appeared functional and in satisfactory condition, at time of inspection.

## 2. Counters

Observations:

2.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection

## 3. Sinks

Observations:

3.1. No deficiencies observed with the kitchen sink and faucet; functional and in satisfactory condition, at time of inspection

3.2. No deficiencies observed with the kitchen drain lines; functional and in satisfactory condition, at time of inspection

## 4. Garbage Disposal

Observations:

4.1. Operated - No deficiencies observed; functional and in satisfactory condition, at time of inspection

## 5. GFI & Electric

Observations:

5.1. No GFCI outlet present. Recommend installation by a licensed Electrician.

5.2. SAFETY CONCERN: Open Ground. A licensed electrician should be consulted for repairs/replacement as needed to ensure safety.

5.3. Wire ends are outside of a Junction Box at. This is a potential shock or electrocution hazard.



Wire ends are outside of a Junction Box at. This is a potential shock or electrocution hazard.



**SAFETY CONCERN:** Open Ground. A licensed electrician should be consulted for repairs/replacement as needed to ensure safety.

6. Dishwasher

Observations:

6.1. Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.

7. Refrigerator

Observations:

7.1. Refrigerator and freezer were inspected and found to be operational at the time of the inspection.

8. Oven/Stove/Cook-top

Observations:

8.1. Free Standing Electric Range: Electric radiant heating coils or infrared halogen.



Operated when tested



Operated when tested

## 9. Floor Condition

Materials: Floating laminate type flooring noted.

Observations:

9.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed

## 10. Walls/Ceilings Condition

Observations:

10.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection

## 11. Window Condition

Materials: Insulated glass noted. • Skylight(s) noted.

Observations:

11.1. All accessible windows operated



# Laundry

## 1. Floor Condition

Observations:

1.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection

## 2. Electric

Observations:

2.1. No major system safety or function concerns noted at time of inspection.

## 3. Window Condition

Materials: No Window present

## 4. Washer/Dryer

Observations:

4.1. Clothes Washer was inspected and appeared to function properly.

4.2. Clothes Dyer was inspected and appeared to function properly.

4.3. Clothes Washer supply lines appear functional. Recommend replacing the washer supply hoses prior to first use. Metal braided hoses are stronger and will last longer that the 'rubber' type.



## 5. Dryer Vent & Gas Valve

Observations:

5.1. Dryer vented to exterior. Plan for a service company to inspect and clean the Dryer vent system after possession of the property. An annual check-up/inspection is recommended as statistics show a high percentage of house fires each year are caused by dirty/blocked vents.

5.2. 220 volt Electric dryer Installed.

## 6. Exhaust Fan

Observations:

6.1. None present.

## 7. Walls/Ceilings Condition

Observations:

7.1. Damage noted, Lower 8" of walls have drywall removed. Recommend repair.

7.2. Repairs/Patches noted behind the dryer.

## 8. Sinks

Observations:

8.1. No deficiencies observed with the Laundry sink and faucet; functional and in satisfactory condition, at time of inspection

8.2. No deficiencies observed with the Laundry drain lines; functional and in satisfactory condition, at time of inspection

## 9. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



# Living Room

## 1. Floor Condition

Flooring Types: Floating laminate type flooring noted.  
Observations:

1.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed

## 2. Electrical

Observations:

2.1. No major system safety or function concerns noted at time of inspection.

2.2. Some outlets were not accessible due to furniture and/or stored personal items.

## 3. Window Condition

Materials: Insulated glass noted. • Single/Double hung window(s) noted. • Stationary (fixed) window(s) noted.

Observations:

3.1. All accessible windows operated

## 4. Walls/Ceilings Condition

Observations:

4.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection

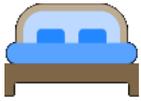
## 5. Ceiling Light or Fan

Observations:

5.1. Operated normally when tested, at time of inspection.



Operated



# Main Bedroom

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation.

Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Doors

Observations:

1.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection

## 2. Floor Condition

Flooring Finish: Floating laminate type flooring noted.

Observations:

2.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed

## 3. Electrical

Observations:

3.1. No major system safety or function concerns noted at time of inspection.

3.2. Some outlets were not accessible due to furniture and/or stored personal items.

## 4. Window Condition

Materials: Insulated glass noted. • Single/Double hung window(s) noted.

Observations:

4.1. All accessible windows operated

## 5. Smoke Detectors

Observations:

5.1. No Smoke Detector present. Interconnected smoke alarms is a requirement to satisfy fire experts requirements. It is recommended there should be a smoke detector in each sleeping area, and a Combination Smoke/CO detector on each level of the home.

## 6. Closets

Observations:

6.1. The closet door binds or drags.



The closet door binds or drags.

## 7. Ceiling Light or Fan

Observations:

7.1. Operated normally when tested, at time of inspection.



Operated

## 8. Walls/Ceilings Condition

Observations:

8.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection



# Bedroom 2

Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Doors

Observations:

1.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection

## 2. Floor Condition

Flooring Finish: Floating laminate type flooring noted.

Observations:

2.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection

2.2. NOTE: Some areas not accessible or visible due to stored personal items.



No deficiencies observed

## 3. Electrical

Observations:

3.1. No major system safety or function concerns noted at time of inspection.

3.2. Some outlets were not accessible due to furniture and/or stored personal items.

## 4. Window Condition

Materials: Insulated glass noted. • Single/Double hung window(s) noted.

Observations:

4.1. All accessible windows operated

## 5. Smoke Detectors

Observations:

5.1. No Smoke Detector present. Interconnected smoke alarms is a requirement to satisfy fire experts requirements. It is recommended there should be a smoke detector in each sleeping area, and a Combination Smoke/CO detector on each level of the home.

## 6. Closets

Observations:

6.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection

## 7. Ceiling Light or Fan

Observations:

7.1. Operated normally when tested, at time of inspection.



Operated

## 8. Walls/Ceilings Condition

Observations:

8.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection



# Bedroom 3

Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Doors

Observations:

### 1.1. Door missing / NOT installed.



Door missing / NOT installed.

## 2. Floor Condition

Flooring Finish: Floating laminate type flooring noted.

Observations:

### 2.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed

### 3. Electrical

Observations:

3.1. No major system safety or function concerns noted at time of inspection.

### 4. Window Condition

Materials: Insulated glass noted. • Single/Double hung window(s) noted.

Observations:

4.1. All accessible windows operated

### 5. Smoke Detectors

Observations:

5.1. No Smoke Detector present. Interconnected smoke alarms is a requirement to satisfy fire experts requirements. It is recommended there should be a smoke detector in each sleeping area, and a Combination Smoke/CO detector on each level of the home.

### 6. Closets

Observations:

6.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection

### 7. Ceiling Light or Fan

Observations:

7.1. Operated normally when tested, at time of inspection.

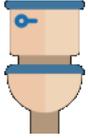


Operated

### 8. Walls/Ceilings Condition

Observations:

8.1. No major deficiencies observed; functional and in satisfactory condition, at time of inspection



# Bathroom with Shower

## 1. Doors

Observations:

1.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection

## 2. Floor Condition

Materials: Tile is noted.

Observations:

2.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed

## 3. GFI & Electric

Observations:

3.1. GFCI Outlet installed and operational during the inspection. No major electrical system safety or function concerns noted at time of inspection.

3.2. Switch(es) have unknown function, consult the seller for clarification on what they control.



Switch(es) have unknown function, consult the seller for clarification on what they control.

#### 4. Window Condition

Materials: No Window present

#### 5. Exhaust Fan

Observations:

5.1. The bath fan was operated; functional and in satisfactory condition, at time of inspection.

#### 6. Cabinets

Observations:

6.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection.

#### 7. Sinks

Observations:

7.1. Operated normally, at time of inspection. No major deficiencies were observed.

#### 8. Counters

Observations:

8.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection

#### 9. Toilets

Observations:

9.1. Operated when tested; in good visual condition. No deficiencies noted.

#### 10. Showers

Observations:

10.1. No deficiencies observed in the shower base; functional and in satisfactory condition, at time of inspection

10.2. No deficiencies observed in the shower faucet; functional and in satisfactory condition, at time of inspection

## 11. Shower Walls

Observations:

11.1. Fiberglass/plastic surround walls noted.

11.2. No deficiencies observed; functional and in satisfactory condition, at time of inspection



No deficiencies observed

## 12. Walls/Ceilings Condition

Observations:

12.1. No deficiencies observed; functional and in satisfactory condition, at time of inspection



# Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

## 1. Access

Observations:

1.1. The attic was entered.

## 2. Structure

Observations:

2.1. There were no signs of water or moisture issues in the attic.

2.2. An infrared camera was used to examine the ceiling below the attic and found no evidence of any deficiencies.

2.3. Trusses

2.4. Plywood/Oriented Strand Board (OSB) sheathing noted.

2.5. 2 truss cross members have been removed. This can affect the structural integrity of the attic structure. Recommend review by a qualified contractor.



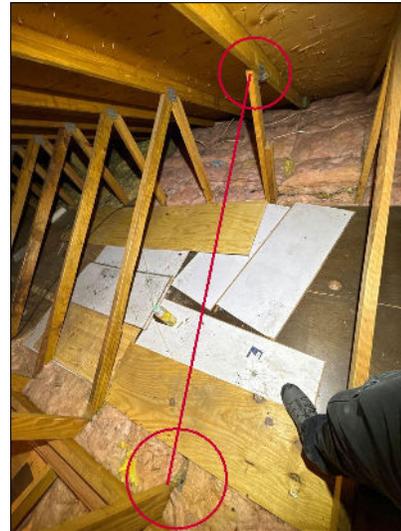
Attic Structure



Attic Structure



Attic Structure



2 truss cross members have been removed. This can affect the structural integrity of the attic structure. Recommend review by a qualified contractor.



2 truss cross members have been removed. This can affect the structural integrity of the attic structure. Recommend review by a qualified contractor.

### 3. Duct Work

Observations:

3.1. The bathroom fan(s) discharge point was not visible.

### 4. Electrical

Observations:

4.1. Light fixture operative at the time of the inspection.

### 5. Insulation Condition

Materials: Blanket/batts/rolled insulation noted.

Depth: Insulation averages about 4-6 inches in depth; more recommended.

Observations:

5.1. Insulation level is lower than current standards. Recommend adding more to conserve energy and make the building more comfortable.

5.2. There is evidence of vermin activity. A pest control specialist should be consulted for treatment and control advice.



There is evidence of vermin activity. A pest control specialist should be consulted for treatment and control advice.



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Insulation



Insulation



Insulation

## 6. Ventilation

Observations:

6.1. Under eave soffit inlet vents noted.

6.2. Roof vents noted.

6.3. Power Ventilator was NOT operating during the inspection. Suggest verification of performance prior to closing.



Power Ventilator was NOT operating during the inspection. Suggest verification of performance prior to closing.

## 7. Chimney Observations

Observations:

7.1. Furnace flue/vent pipe appeared functional at the time of the inspection.

# Sewer Scope

Your home's sewage lines are only equipped to handle human waste and toilet paper. It's possible for debris to start building up in the main sewer line.

Avoid flushing trash like:

1. Wrappers
2. Dental floss
3. Feminine hygiene products
4. Hair
5. Gum
6. Bandages
7. Cotton balls, rounds or swabs
8. Animals (pets & fish)
9. Diapers
10. Paper towels

These are unable to properly disintegrate and can cause blockages. Cooking oil and grease can also clog pipes if they're poured into the sink.

Many municipalities recommend NOT flushing flushable wipes. These wipes clog lines which can lead to sewer backups. Please consider disposing of flushable wipes in your garbage can.

## 1. Sewer Line - Type of Material

Materials: Cast Iron (Lasts between 75-100 years)

Clay

Materials: The main sewer line clean out(s) are located at Exterior of the home.

## 2. Sewer Line Condition

Observations:

2.1. The sewer line was inspected by inserting the camera at the sewer drain.

2.2. An obstruction was noted.

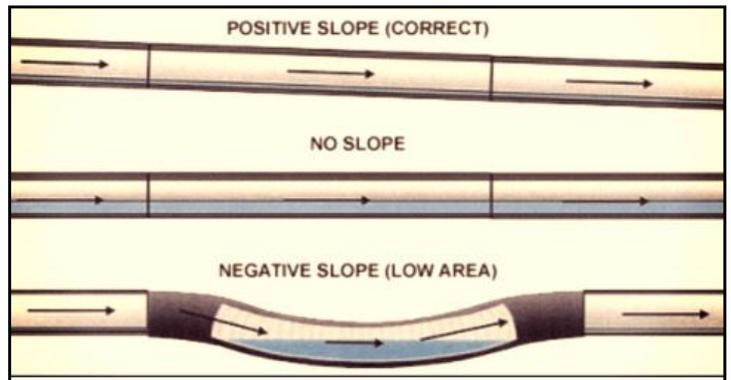
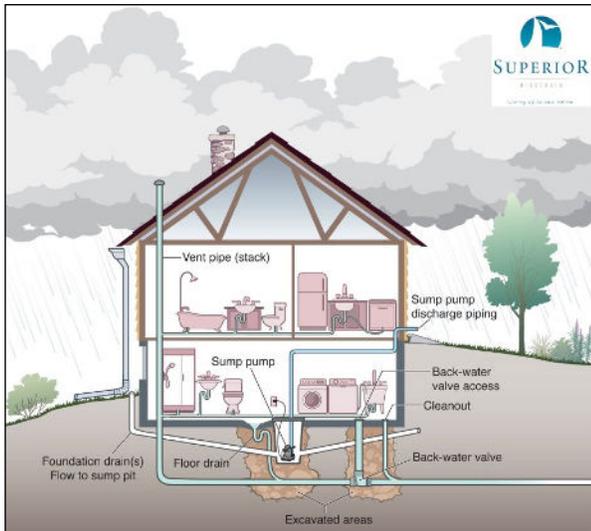
2.3. Belly - A sewer line belly involves part of the sewer line sagging downward taking on a curved shape which impedes the natural flow of waste. The pressure of the water flowing out of your home may provide sufficient force to push past a sewer line belly. Yet over time debris tends to build up along the base of the belly. This build-up makes it harder for waste to move through the sewer line. Eventually you MAY begin experiencing sewage backups.

The factors that can lead to sewer bellies tend to occur naturally as a result of shifting soil. As dirt compacts beneath the sewer line it will sag downward into any void that has formed. A variety of natural causes can lead to sewer bellies, including tree root growth, excessive soil hydration and even normal seasonal temperature fluctuations.

A belly occurs when settling or compaction of the soil occurs below the pipe and causes the pipe to have a low spot where water can collect.

2.4. Cast Iron Scale

2.5. Deposits/Material buildup noted which are affecting the drainage flow.



Deposits/Material buildup noted which are affecting the drainage flow.



Deposits/Material buildup noted which are affecting the drainage flow.



Belly noted.



Belly noted.



Belly noted.



An obstruction was noted.



### 3. Recommendations

#### Observations:

3.1. Belly - standing water observed which can cause blockage. Recommend contacting a qualified contractor for review and possible repair.

3.2. The obstruction needs to be removed to prevent blockage of wastewater through the pipe. Recommend evaluating the area(s) for repairs.

3.3. Cast Iron Scale - sections of the pipe were noted to have scale build up inside the pipe. Recommend High pressure water jetting can remove some of the scale and provide temporary relief from drainage clogs and stoppages.

3.4. Experts recommend cleaning the sewer lines every 18 to 24 months. Annual maintenance cleaning of the sewer line can prevent the buildup of roots or a blockage in the line. The most common techniques are:

1. Power Rodding - that uses metal cables that spin to grind up smaller debris - removing obstruction in the pipe such as grease, roots, build-ups and hair.
2. Hydro-jetting employ high pressure water to scour long term build up of waste.



# Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water drain lines and flue pipes.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves