

Home Inspection Training Class #11

July 28, 2015

nachi.org/webinar

Ben Gromicko

www.nachi.org/contact





PEACH
Inspections

610-917-1096

www.nachi.org/everything



www.nachi.org/sop





PEACH
Inspections

610-917-1096





















































50% Discount Offer For Non-Members Attending this Live Class

50% discount for first-year membership for non-members attending this live class.

ben@internachi.org







096

Fun Home Inspect

Termite

Mold

Water

Lead

Radon

Stucco







PRODUCED BY
NEVONICS
A Division of
The Home Depot





















PROTECTED
BY
BRINKS
LAW OFFICES
SERVING HOMEOWNERS
SINCE 1988





















TELEPHONE
NETWORK
METER
METER













MODEL
NO

SHP10G24A-1

SERIAL

NO

1604B32058

FOR OUTDOOR USE

VOLTAGE	PHASE	HZ	VOLTAGE RANGE	
			MIN.	MAX.
208/230	1	60	197	253

MINIMUM CIRCUIT AMPACITY: 16.0

MAX. FUSE OR CKT. BKR. (HACR TYPE PER NEC): 25

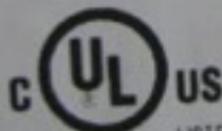
COMPRESSOR: 12.0 RLA 62 LRA 1/60 PH/HZ

FAN MOTOR: 1.1 FLA 1/5 HP 1/60 PH/HZ

HIGH SIDE DESIGN PRESSURE: 300 PSIG/ 2068 kPa

LOW SIDE DESIGN PRESSURE: 150 PSIG/ 1034 kPa

REFRIGERANT: HCFC 22 FACTORY CHARGE: 82 OZS.



LISTED OUTDOOR
SECTION OF
HEAT PUMP



CERTIFICATION
APPLIES ONLY
WHEN THE
COMPLETE
SYSTEM IS
LISTED WITH ARI

ARMSTRONG AIR CONDITIONING INC., Bellevue, OH, 44811, USA



Sizing Up an Old Air Conditioner



Heating efficiency for air-source electric heat pumps is indicated by the heating season performance factor (HSPF), which is the total space heating required during the heating season, expressed in Btu, divided by the total electrical energy consumed by the heat pump system during the same season, expressed in watt-hours.



Cooling efficiency is indicated by the seasonal energy efficiency ratio (SEER), which is the total heat removed from the conditioned space during the annual cooling season, expressed in Btu, divided by the total electrical energy consumed by the heat pump during the same season, expressed in watt-hours.



The HSPF rates both the efficiency of the compressor and the electric-resistance elements. The most efficient heat pumps have an HSPF of between 8 and 10.



The SEER rates a heat pump's cooling efficiency. In general, the higher the SEER, the higher the cost. However, the energy savings can return the higher initial investment several times during the heat pump's life. A new central heat pump (SEER=14) replacing a 1970s vintage unit (SEER=6) will use half the energy to provide the same amount of cooling, cutting air-conditioning costs in half. The most efficient heat pumps have SEERs of between 14 and 18.



To choose an air-source electric heat pump, look for the ENERGY STAR® label. In warmer climates, SEER is more important than HSPF. In colder climates, focus on getting the highest HSPF feasible.



<http://efficiency.lbl.gov/product/central-air-conditioners-and-heat-pumps>

Old standards for central air conditioners and central air conditioning heat pumps

Seasonal energy efficiency ratio (SEER): **13**

Heating seasonal performance factor (HSPF): **7.7**

Amended New Standards for Central Air Conditioners and Central Air Conditioning Heat Pumps

Seasonal energy efficiency ratio (SEER): **14**

Heating seasonal performance factor (HSPF): **8.2**



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<http://www.epa.gov/ozone/title6/phaseout/22phaseout.html>















MADE IN CHINA
10/2018
10/2018
10/2018



120 SCH 40 ASTM-D-1785 [MIL-PR-1] ASTM-D-2985

A close-up photograph of a white PVC pipe system. The pipe has a blue identification band and a 90-degree elbow. It is surrounded by pink insulation and wooden framing. A metal rod is visible on the left, and another metal rod is on the right. The pipe has some brown stains on it.

1100 SCH 40 ASTM-A-1785





P-4 07 14 97 A6

3/4" PIONEER PVC 1120 SCH 40 ASTM

Extud
E
one lusu

087

3" PIONEER PVC 1120 SCH 40 ASTM-D-1785  ASTM-D-562 1995-14 07' 05"

















































<http://www.nachi.org/certification.htm>

















Extruded Poly

FOC

INSTRUCTIONS: This product
recommends use of one-half
see literature available from
NJ 07054.

Model 1500, Bulletin No. 7.







International Residential Code IRC 2012

SECTION R408 UNDER-FLOOR SPACE

<http://publicecodes.cyberregs.com/icod/>



R408.1 Ventilation.

The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m²) for each 150 square feet (14 m²) of under-floor space area, **unless** the ground surface is covered by a Class 1 vapor retarder material. When a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m²) for each 1,500 square feet (140 m²) of under-floor space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of the building.



R408.3 Unvented crawl space.

Ventilation openings in under-floor spaces shall not be required where:

1. Exposed earth is covered with a continuous Class I vapor retarder. Joints of the vapor retarder shall overlap by 6 inches (152 mm) and shall be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (152 mm) up the stem wall and shall be attached and sealed to the stem wall or insulation; **AND**

2. One of the following is provided for the under-floor space:

- 2.1. Continuously operated mechanical exhaust ventilation at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7m²) of crawlspace floor area, including an air pathway to the common area (such as a duct or transfer grille), and perimeter walls insulated in accordance with Section N1103.2.1 of this code;
- 2.2. Conditioned air supply sized to deliver at a rate equal to 1 cubic foot per minute (0.47 L/s) for each 50 square feet (4.7 m²) of under-floor area, **including a return air** pathway to the common area (such as a duct or transfer grille), **and perimeter walls insulated** in accordance with Section N1102.2 of this code; **OR**
- 2.3. Plenum in existing structures complying with Section M1601.5, if under-floor space is used as a plenum.



N1102.2.7 (R402.2.7) Floors.

Floor insulation shall be installed to maintain permanent contact with the underside of the subfloor decking.



[http://www.nachi.org/gallery/insulation_and_energy/general/
subfloor-insulation-3d-c.jpg](http://www.nachi.org/gallery/insulation_and_energy/general/subfloor-insulation-3d-c.jpg)



N1102.2.10 (R402.2.10) Crawl space walls.

As an alternative to insulating floors over crawl spaces, crawl space walls shall be permitted to be insulated when the crawl space is not vented to the outside. Crawl space wall insulation shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches (610 mm). Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with this code. All joints of the vapor retarder shall overlap by 6 inches (153 mm) and be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (153 mm) up the stem wall and shall be attached to the stem wall.



R408.6 Finished grade.

The finished grade of under-floor surface may be located at the bottom of the footings; however, where there is evidence that the groundwater table can rise to within 6 inches (152 mm) of the finished floor at the building perimeter or where there is evidence that the surface water does not readily drain from the building site, the grade in the under-floor space shall be as high as the outside finished grade, unless an approved drainage system is provided.







MAX. OVERCURRENT
PROTECTION



LABEL P/N 2-05851-6 REV C



MODEL NO.
PRODUCT NO.
SERIAL NO.

40YR024300
40YR-024---301--
4290H00728

VOLTS
MOTOR HP

208/230

1/4

PHASE/HERTZ
MOTOR FLA
TEST STATIC

REFRIGERANT 22

DESIGN PSIG 300

APPROVED ACCESSORY HEATERS

40YA900030
40YA900050

40YA90
40YA90

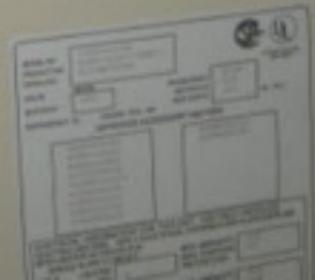




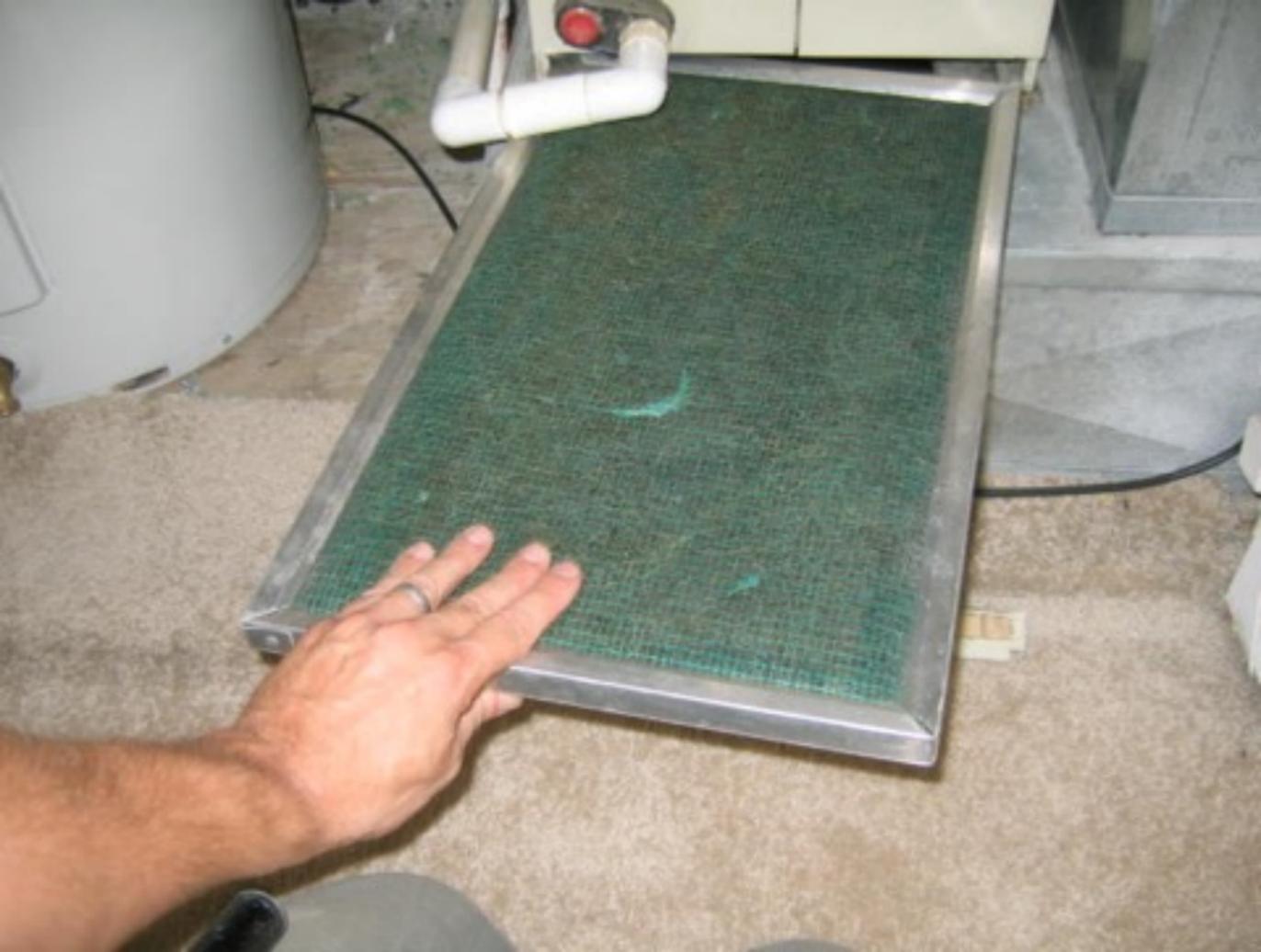


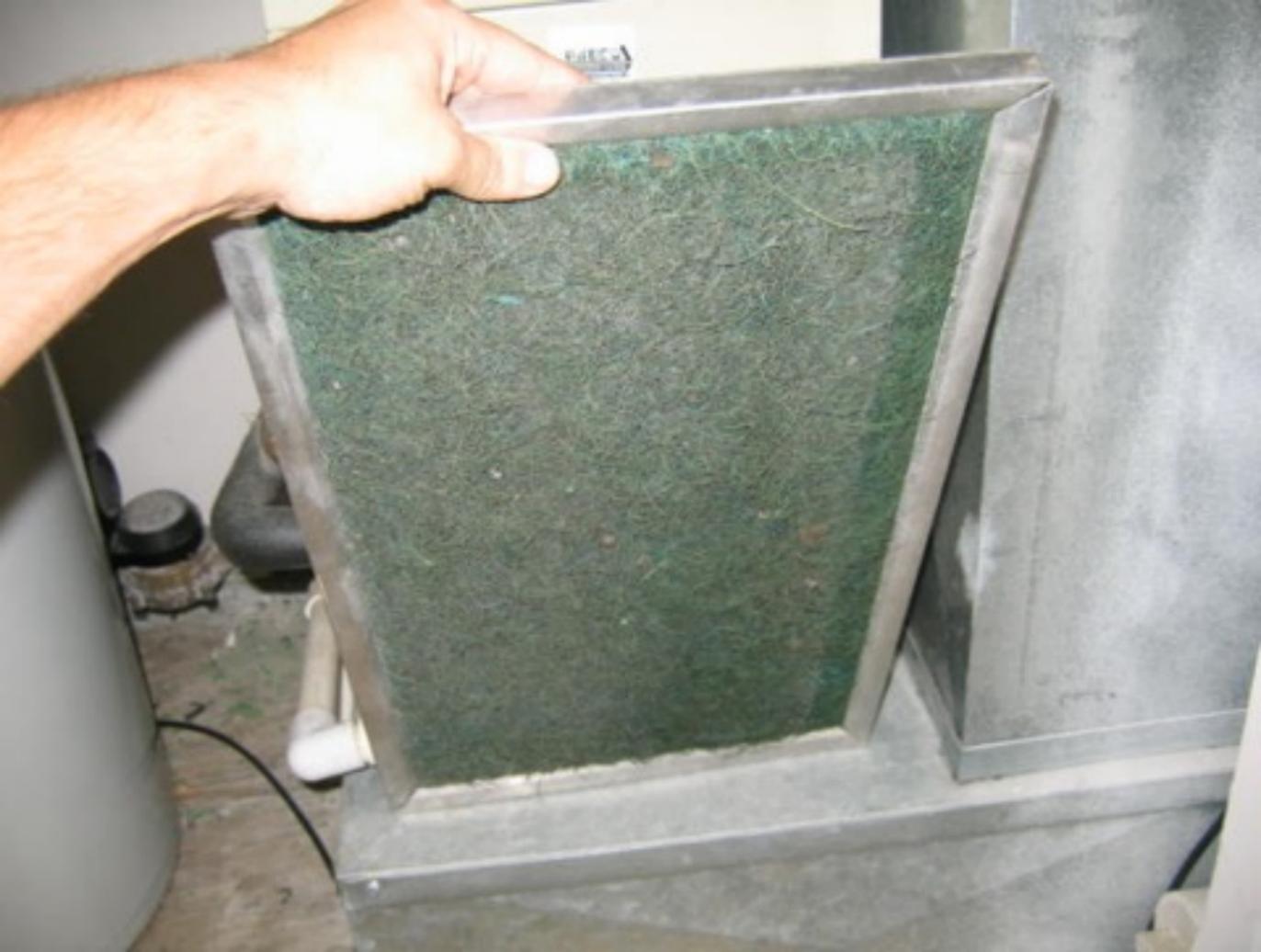
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RATED VOLTAGE: _____
RATED PHASE: _____
RATED FREQUENCY: _____
RATED CURRENT: _____
RATED HERTZ: _____
RATED KW: _____
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Carrier





















AUTOMATIC STORAGE WATER HEATER

BRADFORD WHITE CORPORATION
200 LAFAYETTE ST. MIDDLEVILLE MI 49333

Model No: MI50S6DS13

Serial No: ZC2880508 Dash No:

Cap. 50(gal.)/ 189.3(Liters)

Voltage: 240 AC ONLY 50/60 HZ

Upper Element: 4500 Watts

Lower Element: 4500 Watts

Maximum : 4500 Watts

Press: Test 300(psi), Working 150(psi)

Wattage rating based on 60 HZ

















MAIN

APPROVAL FOR

Final

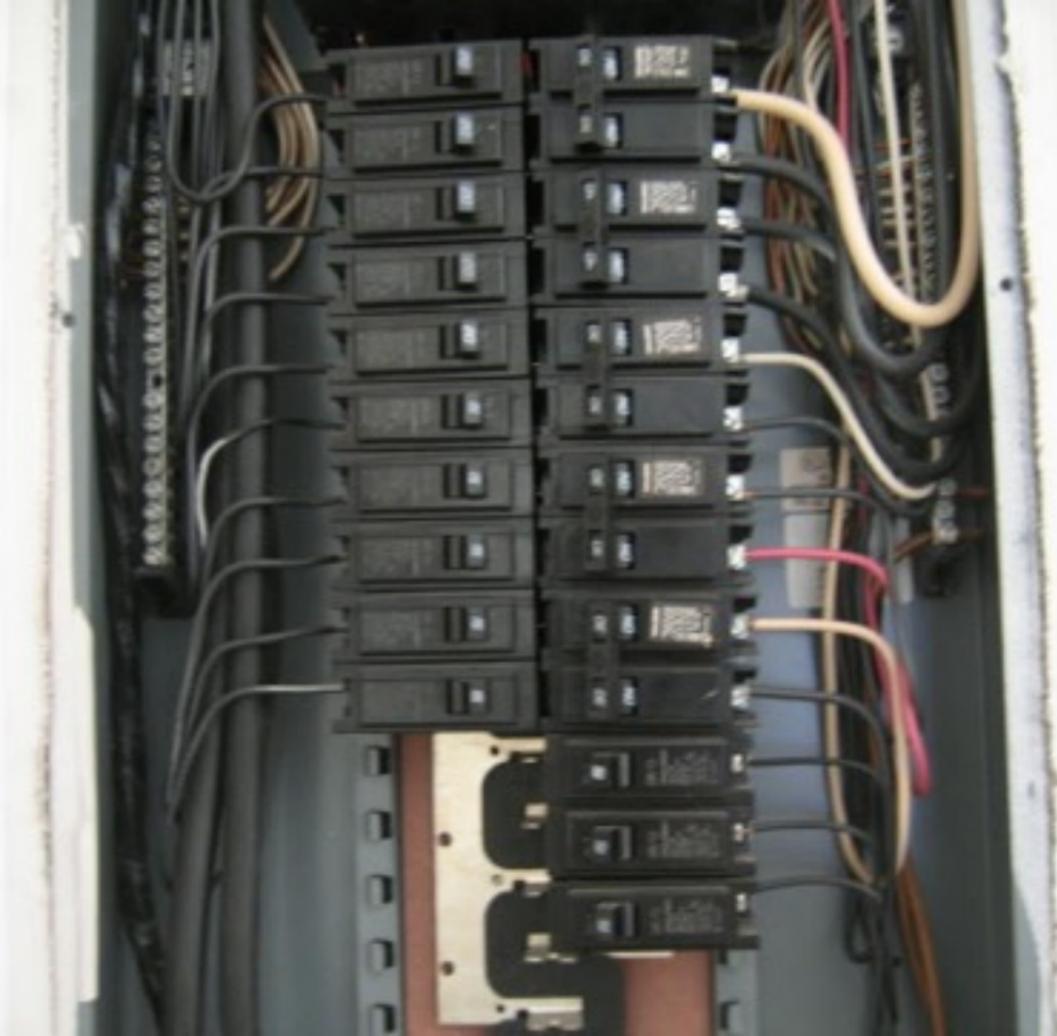
ONLY
APPROVAL IS ISSUED AFTER
COMPLETION OF VISUAL INSPEC-
TION IN ACCORDANCE WITH
COMPANY STANDARDS.

COMMENTS:

PR 110626

DATE: *11/29/93* LIC# _____

INSPECTOR: *LN*



PLUG IN BREAKER AND
FASTEN DOWN BEFORE
CONNECTING WIRES

15 AMP
120 VOLT
100% COPPER
UL LISTED
UL TYPE 250
UL TYPE 250





100% COTTON
3 PLY
MADE IN U.S.A.
100% COTTON
3 PLY
MADE IN U.S.A.

100% COTTON
3 PLY
MADE IN U.S.A.
100% COTTON
3 PLY
MADE IN U.S.A.

ENCLOSURE
No. 15





15
1/100

DN

15
1/100

DN

DN

CHALLENGER
TYPE CTS
15A/100V 1-PH
100% RATED
UL LISTED
17700-0-000001

15
1/100

DN

DN

15

ON/OFF
CHALLENGER
TYPE CTS
15A/100V 1-PH
100% RATED
UL LISTED
17700-0-000001

15

ON/OFF
CHALLENGER
TYPE CTS
15A/100V 1-PH
100% RATED
UL LISTED
17700-0-000001

CHALLENGER
No. 1













ASTM-D-1785  ASTM-D-2005 



MAY



HANDLE WITH CARE

TS-1868
MADE IN CHINA
P.O. NO. 119947
CONTENTS & SETS
GA







Not recommended:

“No visible evidence of [insert applicable defect].”

Recommended:

“I did not observe any indications of [insert defect] during my inspection.”

Report upon defects you both observed and deemed material.









COMAIR



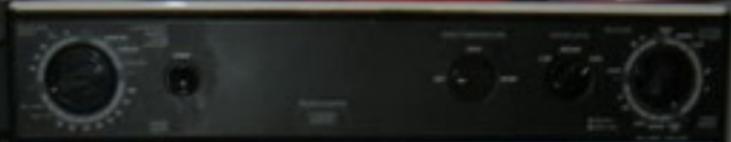


































































































ISE
IN-SINKERATOR

Badger 1

1/3 Horsepower



































BEFORE CLEANING
EXCESS SPILLAGE, BROILER PAN,
UTENSILS.
SEE OPERATING INSTRUCTIONS.







Roof

We are not professional roofers. Therefore it is not our intent to

we do our best to inspect the roof system subject for size, damage, and repair for roof covering, drainage systems, the bearings, the sheathing, chimneys, and roof penetrations. We are not inspecting the roof structure, interior of attic or underneath which are not easily accessible, and other related accessories. This is not an exhaustive inspection of every material detail of the roof system according to the manufacturer's specifications or construction codes.

It is usually impossible to detect a roof leak or to determine its specific water source, which are beyond the scope of our inspection. We recommend that you ask the seller to disclose information about the roof and that you include comprehensive roof coverage in your home insurance policy.

Asphalt shingles For Your Information

The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the penetrating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to twenty-five years. The actual service life of the roof will vary, depending on a number of interrelated factors including the quality of the material and the method of installation. Regular maintenance will certainly extend the life of any roof.

- See Attached Illustration 1



Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. For example, I can only guess the age.



This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.



Estimated Age

The exact age is undetermined. I would guess between 10 and 15 years. Ask seller about exact age and warranties.

Condition

The asphalt shingle roof covering appears to be in good, functional condition. No major material defects. No major cracked, damaged, or missing shingles. Good. But this is not a guarantee against leaks in the future.



Layers

One layer of shingles is readily visible. Good.

Flashings

The flashing around the vent stacks coming through the roof appear to be in good condition. Good.



A representative number of wall-flashing was inspected. The flashing where the roof meets the house wall is visible. Good.

Ventilation

There are soffit vents and ridge vents installed to ventilate the attic space. Good



Gutters & Downspouts

The gutters and downspouts appear to be in functional condition. Good



Exterior

As are not exterior experts, PIRCH is not an exterior contractor prior to viewing.

Water can be destructive and water conditions that can be harmful to health. For this reason, the client property will have the ground around the foundation perimeter that slopes away from the foundation about 6 inches for the first 10 feet from the foundation. And the interior floors will be at least inches higher than the exterior grade. Also, the customer will have roof gutters and downspouts that discharge into drains or traps that carry to their water usage from the foundation. The customer or occupants will have a source of rainwater knowledge if the site shows no evidence during our limited visit. Recommended asking the seller about water problems including but not limited to water puddles in the yard, gutters or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Assessment clearly monitoring and inspecting for exterior. Being a heavy condition is clear of the way the surface water is managed. Standing puddles near the house foundation are to be avoided.

Surface Water Management

Grading

MONITORING RECOMMENDED

Grading and drainage is highest adjacent to the structure's rear foundation, and may cause moisture or water penetration. Identify the grading and hard surfaces should slope about 6 inches over the first 10 feet away from the house foundation.

- See Attached Illustration 2



Drainage Grates or Drain Pipes

MONITORING RECOMMENDED

There is a drainage grate visible. Located at the rear downspout. The seller should guarantee if at all possible that the drain(s) is functional, or they could be flushed before the close of escrow. Surface water carries minerals and soil that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleaned by a roofer service. Regular inspection and maintenance is recommended.



House Wall Cavities

Wing

We moved around the house exterior several times, inspecting the vinyl siding on the exterior of the house. Checked for loose panels, missing panels, warped panels, cracked or damaged panels. This inspection does not include determining whether the siding has been installed in code, rule, or manufacturer's recommendations.



CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The vinyl siding is damaged. Located at the back side of the house. 4 small holes.



Exterior Components

Driveway or Parking

The driveway appears functional.



Steps & Handrails

The steps at the entry doors appear functional. Good.

Exterior Water Faucets

The faucet is not frost-free. Consider replacing the faucet with frost-free freeze bibbs. To prevent freeze-burst problems in the winter. Or be sure remove the hoses and drain the faucets before winter, to prevent freezing and bursting problems.
- See Attached Attachment 2



Receptacles & GFCIs

The exterior receptacles that were tested are functional and include ground-fault protection. Good.



Fences & Gates

Fences and gates are not part of a home inspection, but the fences and gates appear generally functional.

Heat Pump

We are not HVAC professionals. Practices to be used prior to visiting.

We are not required to inspect the parts which are not easily accessible, like the coil, compressor, or valves. We do not inspect the furnace or thermostat, the electrical filter, the air side speed heating system, and determine heat or cooling output, efficiency or distribution system.

The components of most heat pump systems have a design life ranging from fifteen to twenty-five years, but can fail prematurely with poor maintenance, which is why we attempt to gauge the age. We inspect the heat pump system in accordance with the standards of practice. We ensure that we do not dismantle any components. We do not operate the system if heat inside when it is hot outside. We do not operate the system if cooling inside when it is hot outside. It is essential that any recommendation that we make for service, correction, or repair be implemented before the close of inspection. Also see the later professional seal and disclaimer articles or recommend further repair that would affect your evaluation of the property.

NOTE: Health is a clearly personal responsibility. This should use the air quality meter and the ductwork cleaned as a problem assessment. Environmental systems, especially if any, tend to suffer from neglect or abuse.

Heat Pumps - One Unit

There is one heat pump system.

This inspection is not a guarantee or warranty of the system. Things break. We do not accept responsibility for any problems that may happen in the future. Please consult the owner's documents. Only the present owner/tenant of the property will have intimate, accurate knowledge of the system, including past performance and age. For example, I can only guess at the exact age.



To inspect the heat pump system, we use only normal operating controls - such as the thermostat and electric switches. We check for signs of condensation leaks. Major rust or corrosion. We check the insulation around the refrigerant line. The condensation water from the evaporator coil should be properly draining away. We check for a disconnect switch. The air filter should appear clean and installed properly. We check for recent service records on the unit.

To avoid the risk of damaging the system, we are unable to operate the unit in heating mode at hot temperatures.

Exterior Condenser Unit Level

The exterior condenser unit appears level.



You need to monitor the way the unit rests. Sometimes a unit can allow itself start to tilt off-level. A unit should be no more than 2 inches off level, measuring from one corner to the opposite corner of the unit.

Electrical Disconnect

There is an electrical disconnect near the exterior condenser unit.



Refrigerant Lines

INSPECTION AND REPAIR RECOMMENDED.

The refrigerant line appears loose. Missing in areas.



Estimated Age

The estimated age of the exterior condenser unit is 10 to 15 years old, with 5 years of service life expected.

The average life expectancy is estimated from 15 to 25 years. Any system that is 15 years or older should be closely maintained. And budgeting for a replacement is recommended.

Interior Evaporator Unit Location of interior evaporator

There is an interior evaporator unit located in the closet.



Thermostat

The thermostat is functional.



There is a thermostat for the system in the first floor.

Electric shut-off switch

There is an electric shut-off switch at the interior evaporator unit of the heat pump.



Condensate Drainage

CORRECTION AND FURTHER EVALUATION RECOMMENDED

There is a problem with the condensate drainage. It is draining directly into the crawlspace. Contributing to or causing high-humidity levels, condensation, and mold growth.



Electric Coil

There is an electric coil at the heat pump system.



Air Filter

The air filter is available and clean. Check the filter every 30 days. Wash when necessary.



Estimated Age

The estimated age of the interior evaporator unit is 10 to 15 years old, with 5 years of service life expected.

The average life expectancy is estimated from 15 to 20 years. Any system that is 15 years or older should be closely maintained. And budgeting for a replacement is recommended.

Service Record

The last time the heat pump system was serviced has been recorded. Dated in 7/27/16. The heat pump system should be serviced every year.



Inspection Restrictions

Since the property is occupied, I will not be able to confirm that every room has a heating and cooling source. Supply and return registers, baseboards and radiators, can be blocked or covered by personal items and furniture.

Plumbing

We are not professional plumbers. Our focus is the one job we are doing.
Minimum fixtures, including toilets, bats, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water supply and drain pipes are inspected. Plumbing accessories, drains, ball valves can that are opened if readily accessible and available to open. We do not perform work that falls on other lines or otherwise poses. We wrap look for active leaks, visible gas leaks, and shut down if the property.

Drain Waste Vent Pipes

Type of Material

Visible portions of the drainpipes are of PVC, poly vinyl chloride. Very commonly used material.



Not all of the drain pipes were readily visible. Much of the pipes are inside the walls.

Condition of Drain Waste & Vent Pipes

No major problems with the visible waste and drainage pipes are apparent. Good.

Clean-out fitting is visible.

Public Water Supply

Main Water Shut-off Valve

The main water shut-off valve is located near the hot water tank.



Water Meter

The water meter is located near the main water shut-off valve.

There are no active water leaks at meter. Good.

Water Supply Pipes

Copper Water Pipes

The visible water supply pipes appear to be copper. No active water leaks were apparent. Good.
Not all of the water supply pipes are readily visible. Much of the pipes are inside the walls and ceilings.

Electric Water Heater

For Your Information:

An electric hot water tank is installed. Electric hot water tanks can be expected to last at least as long as 8 years, or from five to eight years, but they will generally last longer. However, five of them last longer than 10 years or twenty years and many eventually leak.

• See Attached Illustration #



Size

The water heater is 50 gallons in size.

Age

MONITORING RECOMMENDED

The water heater tank is estimated 15 years old. Older tank.

Old tank - budgeting for a new water heater tank is needed.

Electric water tanks last about 10 to 15 years. Any tank that is older than ten years should be monitored for performance and failure. If the tank is functional, but older than 10 years, then budgeting for a new tank is recommended.

Electrical Connections

The electrical connection to the water heater appears functional. The wire is clamped. The grounding wire connected. No major savings. Good.



Water Shut-Off Valve & Connectors

The water shut-off valve to the water heater tank is installed. Not leaking. Good. This valve turns off the cold water supply to the tank.



Relief Valve & Discharge Pipe

The pressure temperature valve is a safety device that opens up and releases pressure (and hot scalding water) from the tank. The opening of the valve would happen if there's an excessive build-up of pressure or extreme temperatures in the water tank. The end of the pipe should be compressed, so that you can easily notice if it is leaking or discharging water. If the valve is discharging, something is wrong, turn off the water valve, turn off the power, and call a plumber. All hot-water-distribution pipe and tubing shall have a minimum pressure rating of 100 psi at 180°F.

CORRECTION AND FURTHER EVALUATION RECOMMENDED

The pressure relief valve on the water heater does not have a discharge pipe. One should be installed that terminates within six inches of the floor. For safety.



Water Leak Catch Pan

IMPROVEMENT AND REPAIR RECOMMENDED

The water heater is not equipped with a water leak catch pan. Consider installing one. A pan under the tank is designed to prevent or minimize water damage from a leak.



Electrical

We are not electricians. Feel free to hire an electrician prior to closing.

If we see that it is safe enough to open the electrical panels, we will check the critical components of service panels and sub panels, the connections, and the over-current protection devices. Much like home, we will check a representative number of outlets, lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be exceptions and omissions, and lights that we will continue to inspect. Not properly turned down at other wall switches.

Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

Meter

Number of Meters & Location

There is one electric meter.

The meter is located at the front of the house.

Water Condition

The meter less exterior appears functional. No major rust or damage. Not known. Good.

Grounding Outside

There is a grounding wire visible outside. Good.

Main Electric Service Line

The main electric service line is overhead.

The line appears to be in good shape. No major damage.

Main Panel

Location of Panel

The main panel is in the living room.



Main Disconnect & Panel Size in Amps

The main disconnect is installed.

The main electrical panel appears to be 200-amps.

Breaker Labeling

All of the breaker's seem to be labeled. Good.



Wiring Type

Modern Romex wiring is visible. Good.

Circuit Breakers

There is apparently open room for additional breakers and circuits.

The system does not include an arc fault interrupter, which effective January 1st, 2002, are mandate the national electrical code to protect 15 and 20 amp branch circuits serving bedrooms in new construction. This is not a new home, so simply consider the benefit of installing them.

AFCI breakers are required to be installed on all the bedroom circuits. These safety devices are intended detect the kinds of electrical arcs that can cause fires. An AFCI breaker is designed to trip when it detects dangerous arcs, either in the house wiring or in a defective extension cord or appliance.

Inspection Blocker

There is an inspection blocker. Dated 11/20/05. Ask seller if there's been any electrical work performed permits for that work issued, since the panel was installed or inspected last.



Structure

We are not structural engineers. Please refer to how one goes in checking in consult with and address concerns that you have with the property. Also if do not identify any structural material defects.

We inspect for structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where other indications of possible deterioration exist. Probing is not required after probing causes damage any structural failure or where no deterioration is visible.

Crawlspace

For Your Information

This residence has a crawlspace. We try to safely enter and inspect all accessible areas, looking for any evidence of structural material defects. We look for cracks, but those that are less than 1/8" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being material structural defects. We look for signs of water penetration too, but please consult the seller's disclosure.



Crawlspace Restrictions

We do all we can to see everything in the crawlspace. There are some typical restrictions to the inspection including but not limited to the electrical wires, pipes, storage, ductwork, insulation, access, etc.



Concrete Block Foundation

The concrete block foundation of the structure appears to be functional. Readily accessible areas were inspected. There are no indications of major material defects apparent.



Floor Type and Condition

MONITORING RECOMMENDED

There have been added support structures under the steepest floor area. Ask seller for more information. Appears functional.



The floor joists are of dimensional lumber. Readily accessible areas were inspected.

Floor Insulation

There are high condensation and humidity levels in the crawlspace.

CORRECTION AND FURTHER EVALUATION RECOMMENDED

There is no insulation on the floor that is visible from the crawlspace. The crawlspace is unheated and typically ventilated with outdoor air. Recommend insulating the floor system.

Ventilation

CORRECTION AND FURTHER EVALUATION RECOMMENDED

The crawlspace is not adequately ventilated, which is allowing condensation and mold to form. There's high humidity levels in the crawlspace. This can deteriorate the wooden components and contribute to unhealthy conditions.



Water

There are no signs of active ground water penetration in the crawlspace. Working during a heavy rain storm or area that is recommended. Consult with the seller's disclosure.

In the short time of this inspection, it is not possible to determine prior or future ground water penetration problems. Conditions that affect the structure's dynamic load(s), wind, and temperature will vary greatly during the course of a year. It is recommended referring to the seller's disclosure document to determine if there ever has been any water leakage, accumulation, or damage.

Laundry

We do not test clothes washers, for existing malfunctions and their water connections and drainages. We can operate them, but only on existing. If a water catch pan is installed it is not possible for us to check its performance. We recommend turning off the water supplied to the machine after every load. We recommend having a professional inspect and clean the dryer vent pipe before every year.

Laundry Area

Dryer Vent

MONITORING RECOMMENDED

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that extends a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.



The dryer vent pipe passes through the attic space. Could pose a problem with condensation developing on the un-insulated pipe.

IMPROVEMENT AND REPAIR RECOMMENDED

The dryer vent is a flexible foil type that traps lint more easily than a smooth-metal type, which can compromise the performance of the dryer and can facilitate a fire. Replacing the vent pipe with smooth metal is recommended.

Missing dryer on the dryer vent hood.

Water Supply Hoses

IMPROVEMENT AND REPAIR RECOMMENDED

Rubber hoses should be replaced with more reliable cross- pressure-rated hoses. Such as stainless steel, braided mesh hoses.



The access to the water shut off valves is restricted. Access may be critical in an emergency or if there is a major water leak. Recommendation making the necessary corrections to have access to the water shut-off valves and hoses.

220 Volt Outlet

IMPROVEMENT AND REPAIR RECOMMENDED

Installed on the wall. Currently plugged in and being used. Inaccessible.



Water Leak Catch Pan

CORRECTION AND FURTHER EVALUATION RECOMMENDED

There's no water leak catch pan installed under the 2nd floor clothes washer. To catch leaks before damaging the finished rooms below the laundry.



Attic

Primary Attic Space

Method of Evaluation

We inspected the attic by entering it. Out there is no flooring, and the insulation is covering the joists. I am unable to safely move all around the attic space completely. Inspection restrictions.



We evaluated the attic from the access only, due to inadequate clearance within. Filled with storage and personal items. Recommend inspecting after the attic is cleaned up.

Framing

Conventional stick framing methods at the roof system are visible from the attic space.



Water Penetration

No signs of active water penetration visible today.

Insulation

Type of Insulation

Loose-fill fiberglass. Fiberglass is a man-made product that is composed of natural ingredients such as sand and recycled products such as window glass and bottles. The ingredients are melted and spun to create small strands of fiberglass that together form "glass wool". Fiberglass insulation has been used since the 1930s and is now the most widely used home insulator.



Thickness

Estimated 9 to 10 inches thick. Good. Meets the standard that requires about 10 inches thick or an R-30 value of insulation installed on the attic floor area.

Appears well insulated.

Missing Insulation

According to the U.S. Department of Energy, an attic access that is not insulated is a big hole and deficiency in the thermal barrier between the attic and condition space. This gap in the attic insulation increases heat loss in winter and heat gain in summer. An unsealed attic access can potentially leak the same amount of air supplied by a typical bedroom heating duct (1-150 CFM). To insulate an attic access, a lightweight, movable box or panel can be constructed from rigid foam to fit over the access from the attic side. For more information, visit www.energys.gov. Recommend insulating the attic access. See the illustration.

IMPROVEMENT AND REPAIR RECOMMENDED

There is no insulation installed at the attic pull-down stairs. According to the U.S. Department of Energy, an attic access that is not insulated is a big hole and deficiency in the thermal barrier between the attic and condition space. Recommend insulating the attic pull-down stairs access.



Bathrooms

We are not plumbers. This list is for the customer's information only.

Appliances include: including toilets, bath showers, and grout are inspected. Appliances may be tested if water is on at each check. Identify water meter supply and then open an inspection. Plumbing access panels are opened if readily accessible and available to open. Normal test pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal test pressure is applied similarly to the walls of each shower to check for deterioration. The grouting and sealant around the tub/shower, and floors around accessible routine maintenance. We do not perform water leak tests on drain lines or shower pans. We inspect roof for active leaks, when a gate linked to our instruments at the property.

2nd Floor Full Bathroom

No Recommended Service

We inspected the bathroom, and found no major defects. Toilet flushed a couple times. Running water at the sink. Sink drained. The tub/shower functional. No active leaks.



Sink Top

IMPROVEMENT AND REPAIR RECOMMENDED

The sink top is not secure. Loose. Wall and cabinet attachment is not proper.



2nd Floor Bath Receptacles

The receptacles are being functional and include ground-fault protection (GFCI). Good.



Tub/Shower

IMPROVING RECOMMENDED

There are indications that some water may drain down the left side of the shower. Test the tub wall. No major damage.



Access panel

IMPROVEMENT AND REPAIR RECOMMENDED

There is no access panel to the tub. To view the plumbing, one would have to be installed. Consider installing one.



First Floor Full Bathroom

No Recommended Service

We inspected the bathroom, and found no major defects. Toilet flushed a couple times. Running water at the sink. Sink drained. The tub/shower functional. No active leaks.



1st Floor Bath Receptacles

The receptacles are testing functional and include ground fault protection (GFCI). Good.



Access panel IMPROVEMENT AND REPAIR RECOMMENDED

There is an access panel to the plumbing, but access is restricted. Did not open it. It is painted, sealed, nailed shut. Behind shaving. Trying to open it will result in damaging it. Recommended having it opened for your walk-through.



Kitchen

We check some of the appliances only on a courtesy basis. Appliances are not within the scope of a home inspection. We are not required to inspect the other appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances.
If they are under their warranty, they may not warrant abnormal efficiency. Also, many older homes are not secured in the wall's ground wiring. Be sure to check the appliances separately if children use it for hours. Be concerned/reading a manual for your GFCI type the companies mounted on the wall inside the kitchen area.

The Kitchen Faucet

The sink faucet is functional. No active leaks seen.



Garbage Disposal

The garbage disposal turned on.

Receptacles and GFCI

CORRECTION AND FURTHER EVALUATION RECOMMENDED

Missing GFCI protection at a kitchen counter receptacle, next to refrigerator. All of the countertop and island receptacles should have ground fault GFCI protection, which is mandated by current standards and is an important safety feature.



Sink Surface & Countertop

IMPROVEMENT AND REPAIR RECOMMENDED

A large separation between the backsplash and the wall. Some separation or movement.



Dishwasher

Run a short cycle with no dishes. (This is no guarantee against future problems.)



Electric Cooktop

Electric stove elements are functional. Turned on and warmed up. Good.



Electric Oven

The electrical oven is functional. Turned on and warmed up. Good.

Exhaust Fan

The ventilation fan turned on. Functional.

The exhaust fan is a type that vents internally.

Cabinets

The cabinets are functional, and do not have any significant damage.

The cabinets are old.

The cabinets have typical cosmetic damage, or that which is commensurate with their age.



Interior

We check into a representative number of rooms and closets. We do not expect to inspect the entire residence. We examine the visible treatment and screens. We do not move furniture, all carpets or rugs, heavy drapes or curtains, and we do not concern or disturb the occupants. We may not comment on the checks that appear around windows and doors, or which follow the lines of flooring materials and the areas of floor and walls/ceiling. These checks are usually a consequence of movement, such as insect damage and corrosion eating, and will often require. We do not report on values from jobs and separate prices.

Carbon Monoxide Detectors

For Your Information

IMPROVEMENT AND REPAIR RECOMMENDED

Recommend asking the seller if there are carbon monoxide detectors installed in the house that will be staying with the house. Recommend installing new detectors in the house, according to the manufacturer's recommendation.

Smoke Detectors

Smoke Detectors

Ideally there should be smoke detectors installed on every floor, including the basement and the attic space, inside every bedroom, and in the hallway outside the bedrooms. The detectors should be hard-wired with battery back-up.



Most manufacturers recommend testing detectors every week. And replacing the detectors every 10 years.

May be hooked up with the security system. Recommend asking the seller for more information. We do not test them.

IMPROVEMENT AND REPAIR RECOMMENDED

Recommend installing new detectors throughout the house. For your own peace of mind.

Windows

Observations

The ones that I inspected seemed functional.

Fogged Windows

CORRECTION AND FURTHER EVALUATION RECOMMENDED

Fogged windows at the slider door. Lost seal. Replacement of the insulated windowpane is needed.



Window Operations

CORRECTION AND FURTHER EVALUATION RECOMMENDED

The slider window will not stay up - falls down - a safety hazard. Broken seal along/and



Doors

Observations

The condition of the doors that I inspected seemed functional.

Locks

The strike plate at a bedroom door is missing. Minor.



Weather Stripping

IMPROVEMENT AND REPAIR RECOMMENDED

Day light coming through the entry door gap. Door could be adjusted.



Receptacles/ Observations

The ones that I tested seemed to be wired functional.



Walls & Ceilings & Floors

Tile Flooring MONITORING RECOMMENDED

There are areas of repaired grout in the tile flooring at the entry door.



Mold

Visible Signs of Mold

None in the Crawlspace

CONNECTION AND FURTHER EVALUATION RECOMMENDED

Signs of mold growth is visible in the crawlspace. The size of the mold problem is greater than roughly 10 square feet. The mold is located on the many floor joists.

Mold is often associated with excess moisture and can be a problem in indoor environments at high levels. Some molds have the potential to cause health problems. Some molds can produce allergenic substances that can cause allergic reactions, asthma, and in some cases, potentially toxic substances (mycotoxins). Since there is mold growth in the home, the mold must be cleaned up and the water problem must be fixed. If the mold is cleaned up, but the water problem is not fixed, then, mold may, the mold may, the mold may, since the mold area is larger than roughly 10 square feet, then professional advice is necessary to determine the appropriate actions to take to clean up and control the mold conditions. We recommend contacting an indoor air quality professional to assist in the determination of necessary actions to clean up and control the mold problem. The U.S. Environmental Protection Agency has set some mold cleanup guidelines. For more information, visit www.epa.gov/mold/moldremediation.html.



10 Things to Know About Mold

Ten Things You Should Know About Mold

1. Potential health effects and symptoms associated with mold exposures include allergic reactions, asthma, and other respiratory complaints.
2. There is no practical way to eliminate all mold and mold spores in the indoor environment; the way to control indoor mold growth is to control moisture.
3. If mold is a problem in your home or school, you must clean up the mold and eliminate sources of moisture.
4. Fix the source of the water problem or leak to prevent mold growth.
5. Reduce indoor humidity (to 30-60%) to decrease mold growth by:
 - a. sealing bathrooms, dryers, and other moisture-generating sources to the outside;
 - b. using air conditioners and dehumidifiers;
 - c. increasing ventilation;
 - d. and using exhaust fans whenever cooking, dishwashing, and cleaning.
6. Clean and dry any damp or wet building materials and furnishings within 24-48 hours to prevent mold growth.
7. Clean mold off hard surfaces with water and detergent, and dry completely. Absorbent materials such as ceiling tiles, that are moldy, may need to be replaced.
8. Prevent condensation. Reduce the potential for condensation on cold surfaces (i.e., windows, piping, exterior walls, roof, or floors) by adding insulation.
9. In areas where there is a persistent moisture problem, do not install carpeting (i.e., by drying basements by cleanable walls or on concrete floors with water or frequent condensation).
10. Mold can be found almost anywhere; they can grow on virtually any substance, providing moisture is

present. There are molds that can grow on wood, paper, carpet, and foods.



Property

Observations at the Property Our Client

We prefer to have our clients present during the entire inspection. For a few reasons, including: (1) We can answer all of your questions and address your concerns as they come up. (2) We both can see the true condition of the property at the time of the inspection. (3) I can elaborate on what may be complicated or technical. Instruct as you were not present for the inspection, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Call us anytime. You can hire us again for a walk-through prior to closing. Also, please verify anything that we may have been suspected to have said orally, but may not have documented in the report.



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