



# Home Inspection Report



5407 Sharpe Dr, Raleigh, NC 27612

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**Inspection Date:**

Friday September 17, 2021

**Prepared For:****Prepared By:**

Story Home Inspections  
9650 Strickland Rd  
Suite 103-106  
Raleigh, NC 27615  
919-332-7948  
storyj33@gmail.com

**Report Number:**

20210917

**Inspector:**

Jay Story

**License/Certification #:**

NC--4192

**Inspector Signature:**

A handwritten signature in black ink that reads "Jay Story". The signature is written in a cursive style and is positioned above a horizontal line.

# Report Overview

## Scope of Inspection

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### Visual Inspection Only

The Inspector performed a limited visual inspection of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.

As a general rule, items that are marked "poor" need immediate repair or replacement and items marked "marginal" will most likely require repair or replacement within the next 5 years.

## Main Entrance Faces

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South

## State of Occupancy

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Occupied

## Weather Conditions

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Cloudy

## Recent Rain

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No

## Ground Cover

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Dry

## Approximate Age

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36 years old

# Report Summary

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

## Items Not Fully Evaluated

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- 1.1 The roof inspection was limited to inspection from the ground with binoculars due to the height of the roof.
- 1.2 The A/C data tag is not legible. Therefore, the age, serial number and maximum breaker size could not be determined.
- 1.3 The fireplace was not tested due to the exterior temperature.
- 1.4 There is a twisted rafter near the front center of the attic. Recommend further evaluation from a licensed contractor to determine if any repairs are needed.

## Items to Repair

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- 2.1 The deck has deteriorated stain. Recommend a qualified professional paint/stain the deck or wood deterioration may occur.
- 2.2 The grade around the house is relatively flat on all sides. Flat or negative grade around the foundation does not allow rainwater to drain away from the house, which may cause damage to the foundation and/or moisture intrusion in the crawlspace. Recommend repairs by a qualified professional or moisture issues may occur.
- 2.3 The gutters on the house are full of debris, the left front downspout is not properly connected and not aligned with the downspout extension and the rear downspout is clogged and terminates too close to the ground. Recommend a qualified person clean the gutters and repair the downspouts to ensure proper rainwater runoff.
- 2.4 There is deteriorated trim and caulk to the left and below the front kitchen windows. Recommend a qualified professional repair the trim or further deterioration and moisture intrusion may occur.
- 2.5 The flashing under the left front of the deck is detached. Recommend a qualified professional secure the flashing or further detachment and moisture intrusion may occur.
- 2.6 The right front kitchen window sill is deteriorated. Recommend a qualified professional repair the sill or further deterioration and moisture intrusion may occur.
- 2.7 The center kitchen window and right front kitchen window are inoperable and the center kitchen window is not properly secured. Recommend repairs by a qualified professional to ensure proper functionality.
- 2.8 The storage room door rubs slightly at the top corner when closed and has minor moisture damage near the base of the door. Recommend a qualified professional repair the door to ensure proper functionality and protect against moisture intrusion.
- 2.9 The front storm door does not latch properly. Recommend a qualified person adjust the door to ensure proper functionality.
- 2.10 The condenser fins on the A/C unit are full of pine needles and the temperature differential between the supply air and return air was 12 degrees, which is below the 14-22 degree split typically found in a properly functioning unit. Recommend a licensed HVAC contractor further evaluate the A/C unit and make repairs to ensure maximum performance.

# Report Summary

## Items to Repair

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2.11 The hot water pressure at the kitchen sink is low. Recommend a licensed plumber make repairs to ensure functional flow.

2.12 The left pantry door drags and is difficult to open. Recommend a qualified person adjust the door to ensure proper functionality.

2.13 There is no pan installed under the washing machine. Recommend a qualified professional add a pan or water damage may occur if the washer leaks.

2.14 The floors in the bedrooms creak. Recommend a qualified professional repair the floors or creaking will persist.

2.15 The toilet bowl in bathroom (2) is loose. A loose toilet may leak causing damage to the floor and ceiling below. Recommend a qualified person secure the toilet, so leaks are less likely to occur.

2.16 There is deteriorated/missing caulking around the shower faucet ring in bathroom (2) and around the tub spout and faucet ring in the master bathroom. There is also deteriorated caulking on the left side of the vanity in bathroom (2). Recommend a qualified person re-caulk these areas or moisture intrusion may occur.

2.17 The cold water handle at the master bathroom sink is difficult to turn on and the drain stop is inoperable. Recommend a licensed plumber repair the handle and drain stop to ensure proper functionality.

2.18 The crawlspace light is damaged and inoperable. Recommend repairs by a licensed electrician to ensure adequate lighting.

2.19 The sub-panel cover could not be removed due to the deck board that is mounted directly above the panel. Recommend a qualified professional lower the sub-panel to allow proper access.

## Potential Safety Hazards

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3.1 The dishwasher drain does not contain a high drain loop. A high drain loop is necessary to prevent the backflow of contaminated water into the dishwasher. It is possible that there is a high drain loop installed on the dishwasher itself but I am unable to determine that during this limited visual inspection. Recommend re-installing the drain with a high loop or confirming with the manufacturer that the dishwasher has a high drain loop installed. This will eliminate the risk of cross contamination.

3.2 The oven is not equipped with an anti-tip device. Recommend a qualified professional install an anti-tip device or accident/injury may occur if excessive force is applied to the oven door.

3.3 The receptacle on the left wall near the half bath is loose. This is a safety concern. Recommend a licensed electrician repair the loose receptacle or accident/injury may occur.

3.4 The laundry room receptacle is not GFCI protected. This is a safety concern. Recommend a licensed electrician add a GFCI protected receptacle or accident/injury may occur.

3.5 The receptacle in the master bathroom is loose. This is a safety concern. Recommend a licensed electrician repair the loose receptacle or accident/injury may occur.

3.6 The handrail does not return to the wall. When the rails are open on the ends, clothing and personal items can get



# Report Summary

## Potential Safety Hazards

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caught on the railings. Recommend a qualified professional repair the handrail or accident/injury may occur.

3.7 The left attic wall is missing proper fire separation at the sheetrock seam near the center of the attic. Recommend a qualified professional properly seal the seam or fire may spread more rapidly from one unit to another in the event of a fire.

## Deferred Cost Items

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4.1 Based on the age of the water heater, it is likely nearing the end of its useful life. Recommend budgeting for replacement.

4.2 Due to the age of the furnace, it is likely nearing the end of its useful life. Recommend budgeting for replacement.

## Improvement Items

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## Items To Monitor

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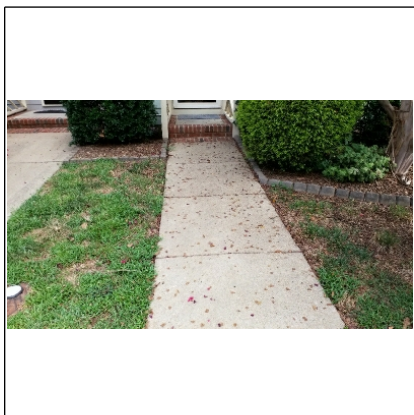
# Grounds

## Service Walks

Material  Concrete

Condition  Satisfactory

Photos



## Driveway/Parking

Material  Asphalt

Condition  Satisfactory

Photos



## Porch

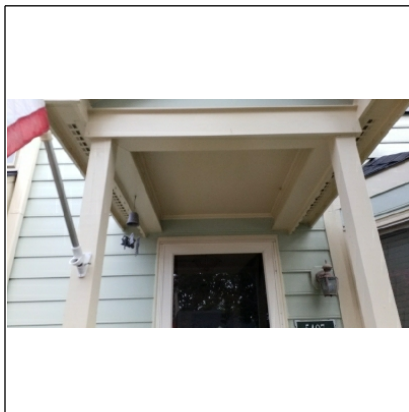
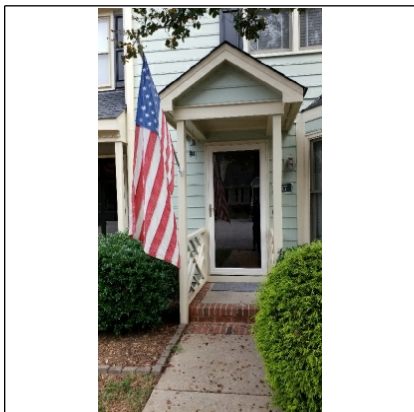
Condition  Satisfactory

Support Pier  Wood

Floor  Satisfactory

Photos

# Grounds



## Stoops/Steps

None

## Patio

None

## Deck/Balcony

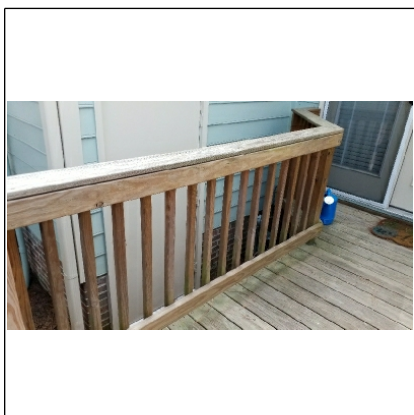
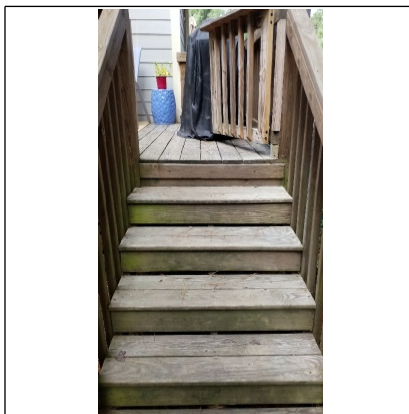
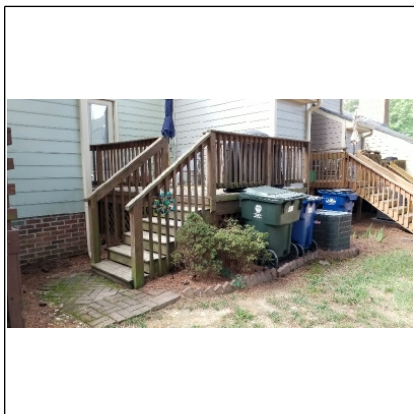
**Material**  Wood

**Condition**  Marginal

**Finish**  Painted/Stained

**Comments** The deck has deteriorated stain. Recommend a qualified professional paint/stain the deck or wood deterioration may occur.

## Photos



# Grounds

## Fence/Wall

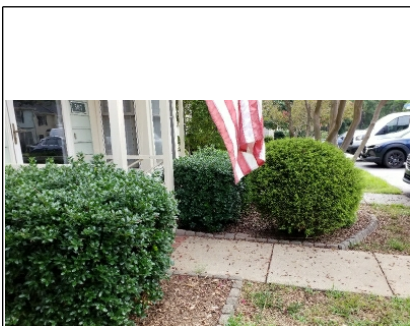
None

## Landscaping affecting foundation

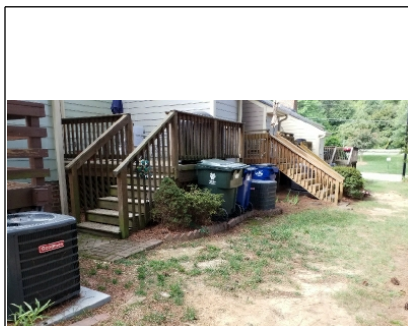
**Negative Grade**  Front  Back

**Comments** The grade around the house is relatively flat on all sides. Flat or negative grade around the foundation does not allow rainwater to drain away from the house, which may cause damage to the foundation and/or moisture intrusion in the crawlspace. Recommend repairs by a qualified professional or moisture issues may occur.

## Photos



Front grade



Rear grade

## Retaining wall

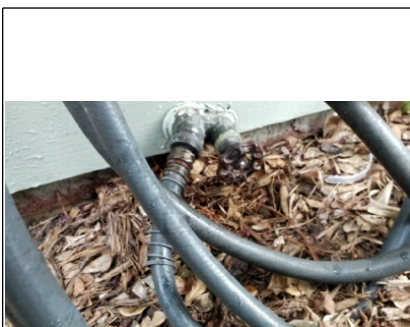
None

## Hose bibs

**Condition**  Satisfactory

**Operable**  Yes

## Photos



# Roof

## General

**Visibility**  Partial Limited By: Height

**Inspected From**  Ground  With Binoculars

The roof inspection was limited to inspection from the ground with binoculars due to the height of the roof.

## Style of Roof

**Type**  Gable

**Pitch**  Low

**Roof #1** Type:Asphalt  
Layers:1 Layer  
Age:1-5+  
Location:Entire structure

**Roof #2**  None

**Roof #3**  None

## Ventilation System

**Type**  Soffit  Ridge

### Photos



Soffit vents



Ridge vents

## Flashing

**Material**  Galv/Alum

**Condition**  Satisfactory

### Photos



# Roof

## Valleys

N/A

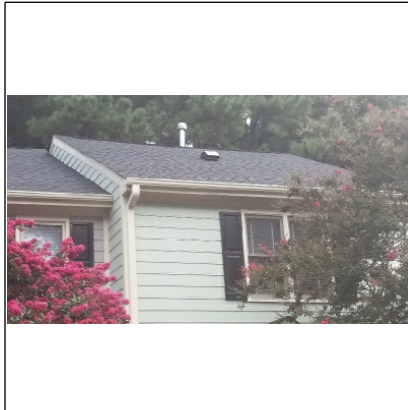
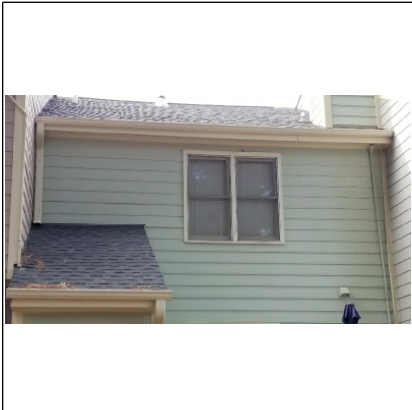
## Condition of Roof Coverings

Roof #1  Satisfactory

Roof #2  N/A

Roof #3  N/A

## Photos



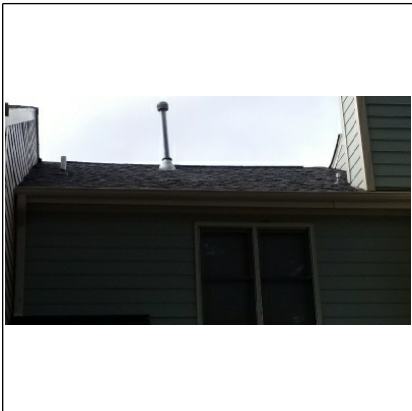
## Skylights

N/A

## Plumbing Vents

Condition  Satisfactory

## Photos



# Exterior

## Chimney(s)

**Location(s)** Rear of house

**Viewed From**  Ground (Inspection Limited)  With Binoculars

**Rain Cap/Spark Arrestor**  Yes

**Chase**  Framed

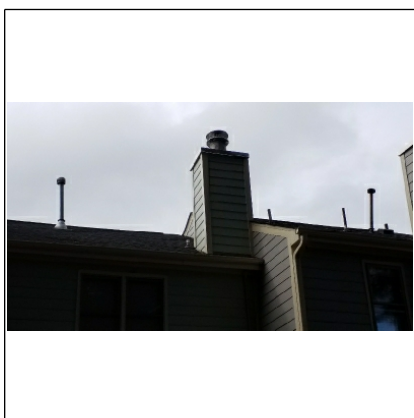
**Evidence of**  No apparent defects

**Flue**  Metal

**Evidence of**  No apparent defects

**Condition**  Satisfactory

### Photos



## Gutters/Scuppers/Eavestrough

**Condition**  Poor  Needs to be cleaned

**Material**  Galvanized/Aluminum

**Leaking**  No apparent leaks

**Attachment**  Satisfactory

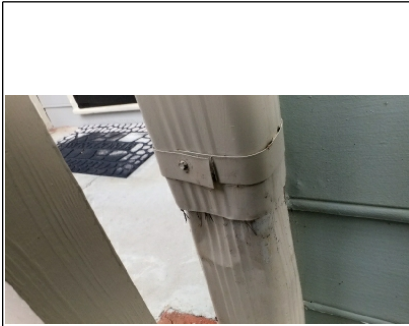
**Extension needed**  Left Front

**Comments** The gutters on the house are full of debris, the left front downspout is not properly connected and not aligned with the downspout extension and the rear downspout is clogged and terminates too close to the ground. Recommend a qualified person clean the gutters and repair the downspouts to ensure proper rainwater runoff.

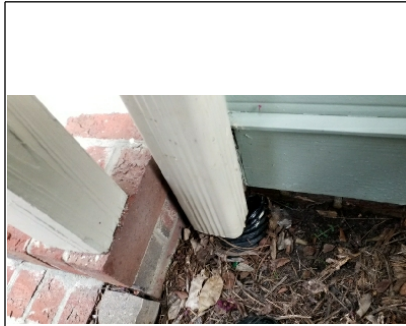
### Photos



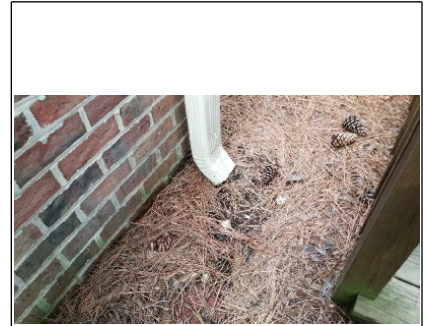
# Exterior



Left front downspout not properly connected



And not aligned with extension pipe



Rear downspout clogged and too close to ground

## Siding

**Material**  Fiber-cement

**Condition**  Satisfactory

## Trim

**Material**  Wood

**Condition**  Poor

**Comments** There is deteriorated trim and caulk to the left and below the front kitchen windows. Recommend a qualified professional repair the trim or further deterioration and moisture intrusion may occur.

## Photos



Deteriorated trim/caulk left of front center kitchen window



Deteriorated trim/caulk left of front center kitchen window



Deteriorated trim under front kitchen window



# Exterior



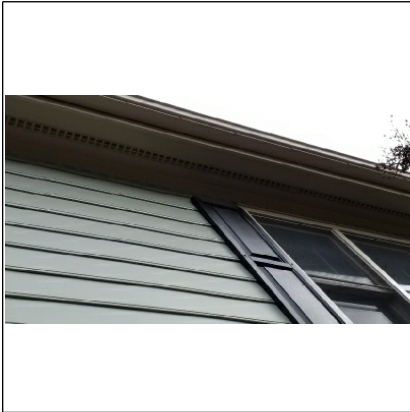
Deteriorated trim on front kitchen window

## Soffit

**Material**  Wood

**Condition**  Satisfactory

### Photos



## Fascia

**Material**  Wood

**Condition**  Satisfactory

### Photos



# Exterior

## Flashing

**Material** Other: Rubber

**Condition**  Poor

**Comments** The flashing under the left front of the deck is detached. Recommend a qualified professional secure the flashing or further detachment and moisture intrusion may occur.

### Photos



Flashing detached

## Caulking

**Condition**  Poor  Recommend around windows/doors/masonry ledges/corners/utility penetrations

**Comments** See above

## Windows/Screens

**Condition**  Poor

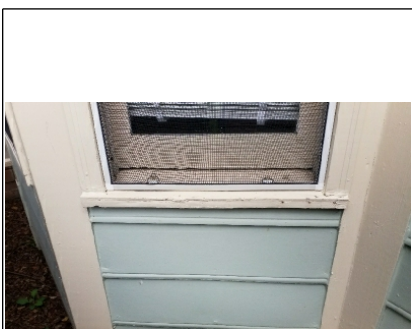
**Material**  Wood

**Screens**  Satisfactory

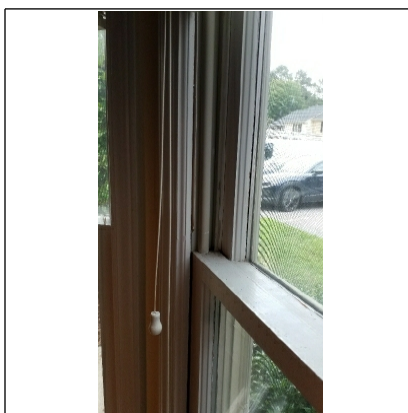
**Comments** The right front kitchen window sill is deteriorated. Recommend a qualified professional repair the sill or further deterioration and moisture intrusion may occur.

The center kitchen window and right front kitchen window are inoperable and the center kitchen window is not properly secured. Recommend repairs by a qualified professional to ensure proper functionality.

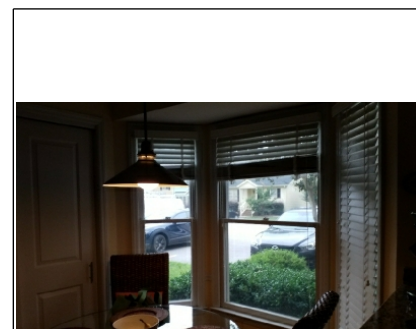
### Photos



Deteriorated window sill; right front kitchen window



Center kitchen window loose and inoperable



Right front kitchen window inoperable

# Exterior

## Storms Windows

None

## Slab-On-Grade/Foundation

Foundation Wall Other: Brick

Condition  Satisfactory

Concrete Slab  N/A

### Photos



## Service Entry

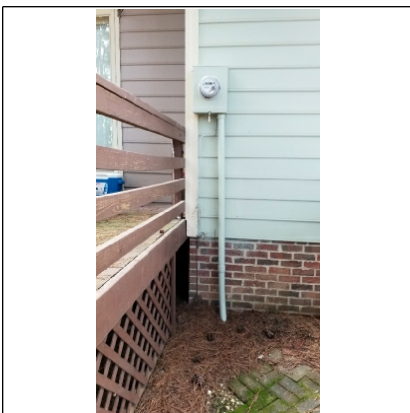
Location  Underground

Condition  Satisfactory

Exterior receptacles  Yes Operable:  Yes  No Condition:  Satisfactory  Marginal  Poor

GFCI present  Yes Operable:  Yes  No

### Photos



## Building(s) Exterior Wall Construction

Type  Not Visible

Condition  Not Visible

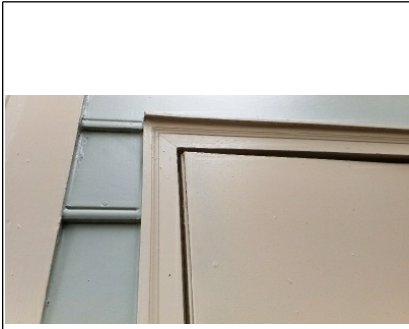
## Storage Room

Condition  Marginal

Comments The storage room door rubs slightly at the top corner when closed and has minor moisture damage near the base of the door. Recommend a qualified professional repair the door to ensure proper functionality and protect against moisture intrusion.

### Photos

# Exterior



Door rubs slightly at top corner



Minor moisture damage to door



## Exterior Doors

**Main Entrance** Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor

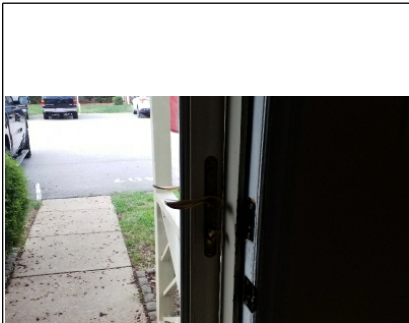
**Patio**  N/A

**Rear door** Weatherstripping:  Satisfactory  Marginal  Poor  Missing  Replace Door condition:  
 Satisfactory  Marginal  Poor

**Other door**  N/A

**Comments** The front storm door does not latch properly. Recommend a qualified person adjust the door to ensure proper functionality.

## Photos



Front storm door does not latch properly

## Exterior A/C - #1

**Unit #1** Location:Rear of house  
 Brand:Goodman  
 Model #: Unknown  
 Serial #: Unknown  
 Approximate Age: Unknown - likely 15+ years

**Condition**  Poor

**Energy source**  Electric

**Unit type**  Air cooled

**Outside Disconnect**  Yes Maximum fuse/breaker rating (amps): Unknown Fuses/Breakers installed (amps): 30

# Exterior

## Exterior A/C - #1 cont.

**Level**  Yes

**Condenser Fins**  Need cleaning

**Insulation**  Yes

**Improper Clearance (air flow)**  No

**Comments** The A/C data tag is not legible. Therefore, the age, serial number and maximum breaker size could not be determined.

The condenser fins on the A/C unit are full of pine needles and the temperature differential between the supply air and return air was 12 degrees, which is below the 14-22 degree split typically found in a properly functioning unit. Recommend a licensed HVAC contractor further evaluate the A/C unit and make repairs to ensure maximum performance.

## Photos



Pine needles in condenser fins



Data tag not legible



## Exterior A/C - Heat pump #2

**Unit #2**  N/A

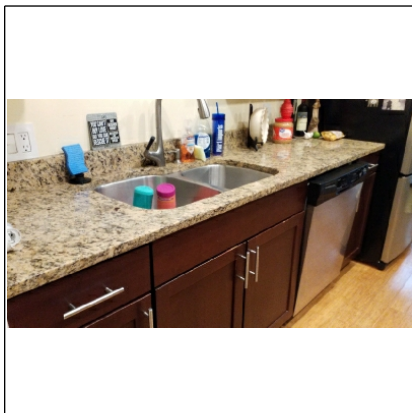


# Kitchen

## Countertops

Condition  Satisfactory

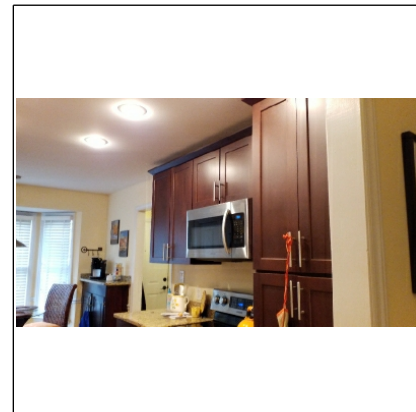
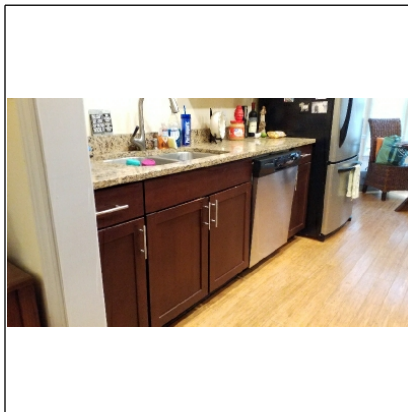
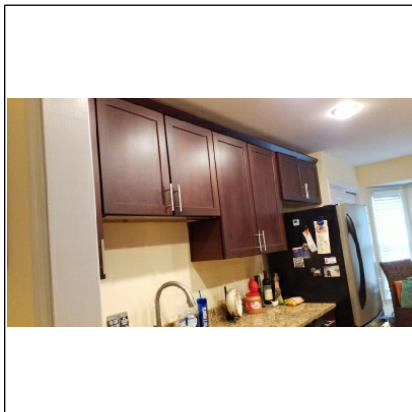
### Photos



## Cabinets

Condition  Satisfactory

### Photos



## Plumbing

Faucet Leaks  No

Pipes leak/corroded  No

Sink/Faucet  Satisfactory

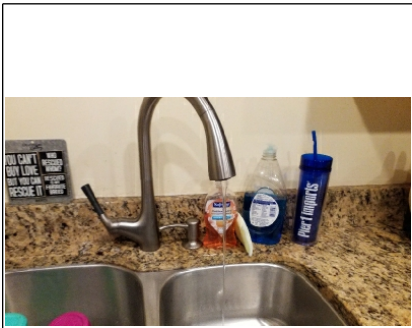
Functional drainage  Satisfactory

Functional flow  Marginal

Comments The hot water pressure at the kitchen sink is low. Recommend a licensed plumber make repairs to ensure functional flow.

### Photos

# Kitchen



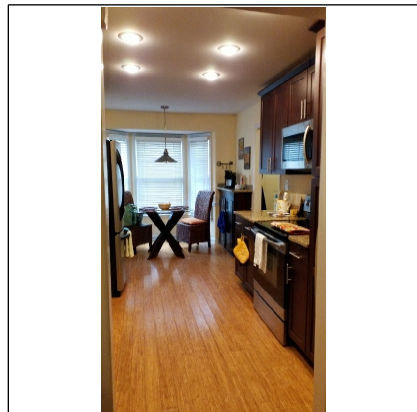
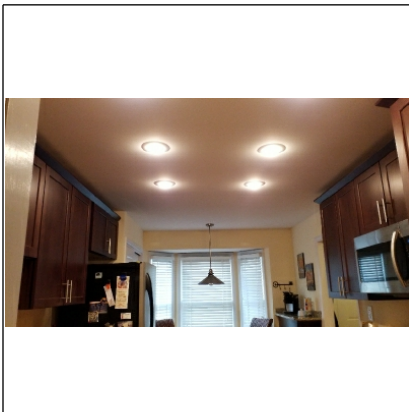
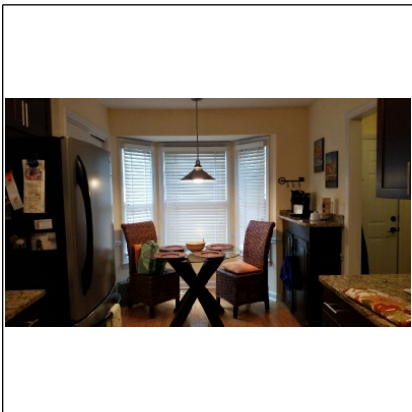
Low hot water pressure



## Walls & Ceiling

Condition  Satisfactory

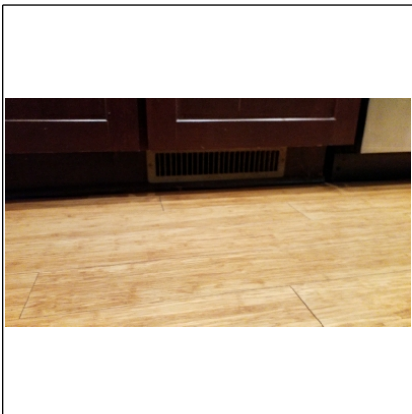
### Photos



## Heating/Cooling Source

Yes

### Photos

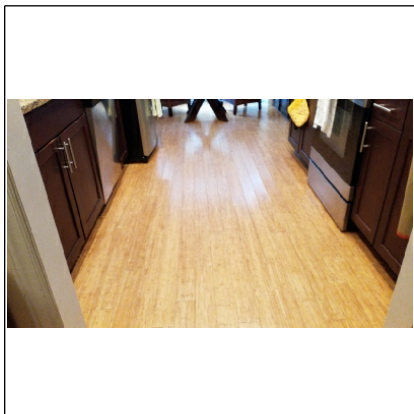


## Floor

Condition  Satisfactory

### Photos

# Kitchen



## Appliances

**Disposal** Operable:  Yes  No

**Oven** Operable:  Yes  No

**Range** Operable:  Yes  No

**Dishwasher** Operable:  Yes  No

**Trash Compactor**  N/A

**Exhaust fan** Operable:  Yes  No

**Refrigerator** Operable:  Yes  No

**Microwave** Operable:  Yes  No

**Dishwasher airgap**  No

**Dishwasher drain line looped**  No

**Receptacles present**  Yes Operable:  Yes  No

**GFCI**  Yes Operable:  Yes  No

**Open ground/Reverse polarity:**  No

**Comments** The left pantry door drags and is difficult to open. Recommend a qualified person adjust the door to ensure proper functionality.

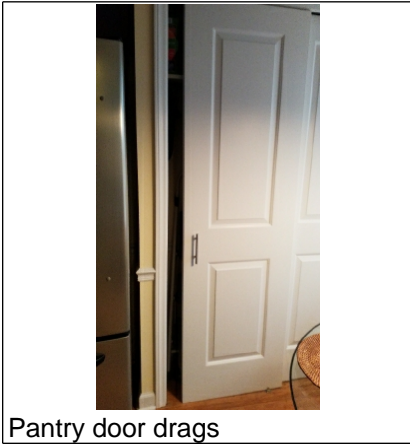
The dishwasher drain does not contain a high drain loop. A high drain loop is necessary to prevent the backflow of contaminated water into the dishwasher. It is possible that there is a high drain loop installed on the dishwasher itself but I am unable to determine that during this limited visual inspection. Recommend re-installing the drain with a high loop or confirming with the manufacturer that the dishwasher has a high drain loop installed. This will eliminate the risk of cross contamination.

The oven is not equipped with an anti-tip device. Recommend a qualified professional install an anti-tip device or accident/injury may occur if excessive force is applied to the oven door.

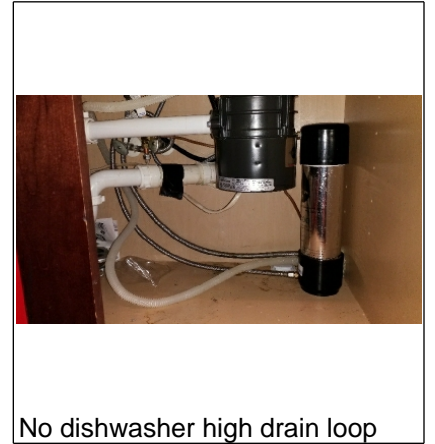
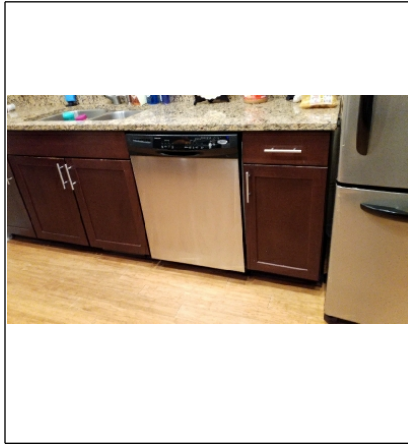
## Photos



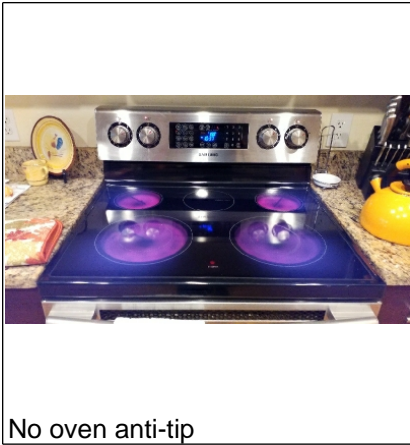
# Kitchen



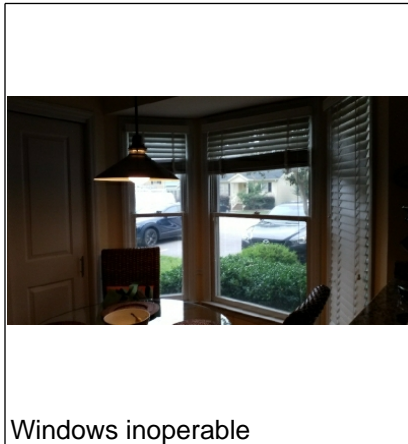
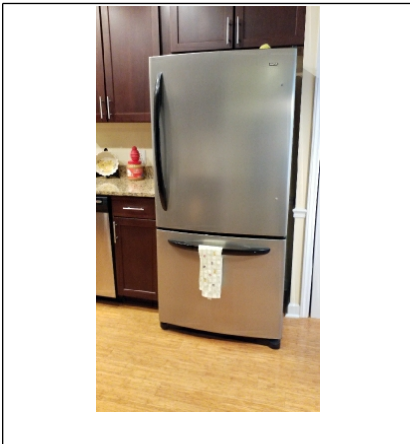
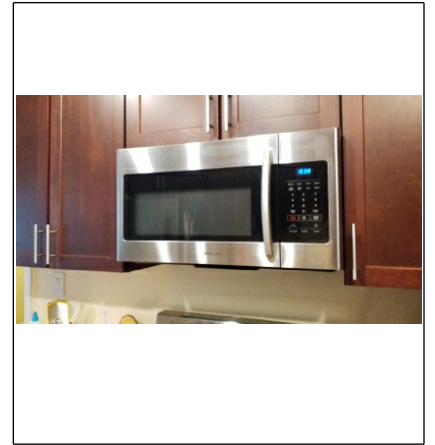
Pantry door drags



No dishwasher high drain loop



No oven anti-tip



Windows inoperable

# Living Room

## Living Room

Walls & Ceiling  Satisfactory

Moisture stains  No

Floor  Satisfactory

Ceiling fan  Satisfactory

Electrical Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No

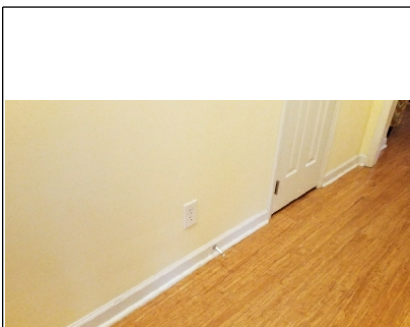
Heating source present  Yes

Doors  None

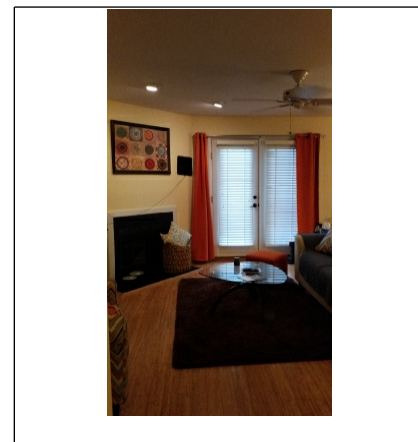
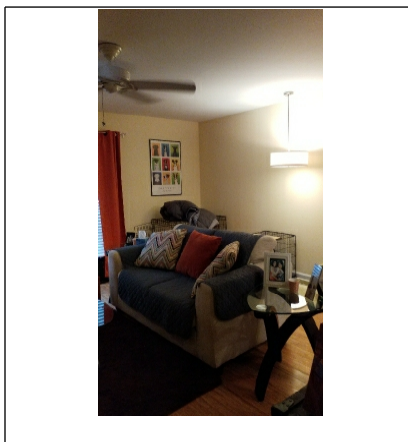
Windows  None

Comments The receptacle on the left wall near the half bath is loose. This is a safety concern. Recommend a licensed electrician repair the loose receptacle or accident/injury may occur.

## Photos



Loose receptacle in hallway



# Laundry Room

## Laundry

Laundry sink  N/A

Heat source present  No

Room vented  Yes

Dryer vented  Wall

Electrical Open ground/reverse polarity:  Yes  No

GFCI present  No  Recommend GFCI Receptacles

Appliances  Washer  Dryer

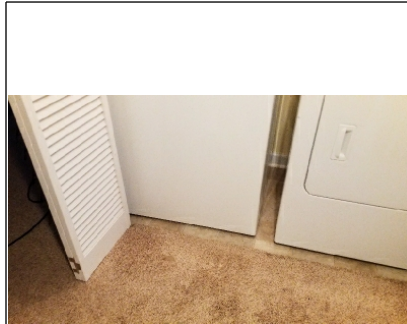
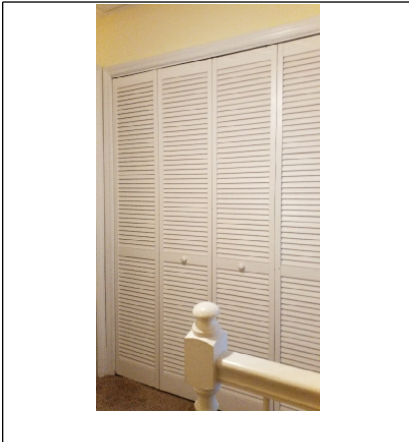
Washer hook-up lines/valves  Satisfactory

Gas shut-off valve  N/A

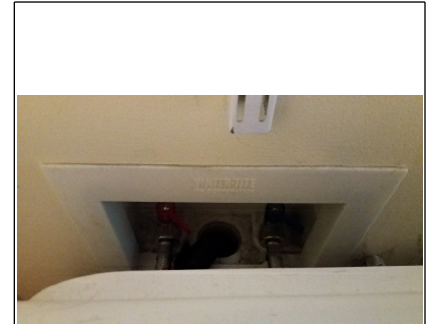
**Comments** The laundry room receptacle is not GFCI protected. This is a safety concern. Recommend a licensed electrician add a GFCI protected receptacle or accident/injury may occur.

There is no pan installed under the washing machine. Recommend a qualified professional add a pan or water damage may occur if the washer leaks.

## Photos



No pan under washing machine



Washer supply lines



Dryer duct

# Bedrooms

## Bedrooms

**Walls & Ceiling**  Satisfactory

**Moisture stains**  No

**Floor**  Squeaks

**Ceiling fan**  Satisfactory

**Electrical** Switches:  Yes  No  Operable Receptacles:  Yes  No  Operable  
Open ground/Reverse polarity:  Yes  No

**Heating source present**  Yes

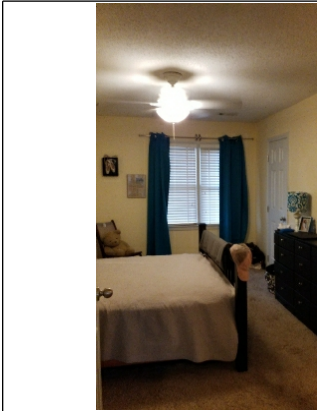
**Bedroom Egress restricted**  No

**Doors**  Satisfactory

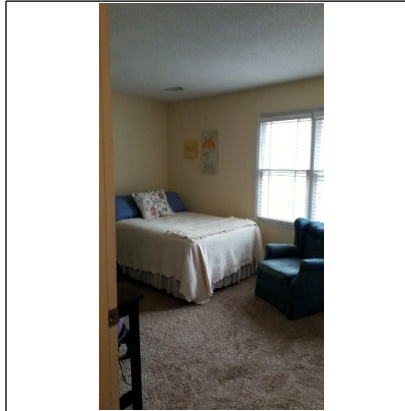
**Windows**  Satisfactory

**Comments** The floors in the bedrooms creak. Recommend a qualified professional repair the floors or creaking will persist.

## Photos



Master Bedroom



Bedroom (2)

# Bathrooms

## Bathrooms

- Sinks** Faucet leaks:  Yes  No Pipes leak:  Yes  No
- Tubs** Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible
- Showers** Faucet leaks:  Yes  No Pipes leak:  Yes  No  Not Visible
- Toilet** Bowl loose:  Yes  No Operable:  Yes  No
- Whirlpool**  No
- Shower/Tub area**  Fiberglass/Plastic Condition:  Satisfactory  Marginal  Poor  Rotted floors  
Caulk/Grouting needed:  Yes  No  
Where: Around tub faucet and ring in master bath and shower ring in bathroom (2)
- Drainage**  Satisfactory
- Water flow**  Satisfactory
- Moisture stains present**  No
- Doors**  Satisfactory
- Window**  None
- Receptacles present**  Yes Operable:  Yes  No
- GFCI**  Yes Operable:  Yes  No
- Open ground/Reverse polarity**  No
- Heat source present**  Yes
- Exhaust fan**  Yes Operable:  Yes  No

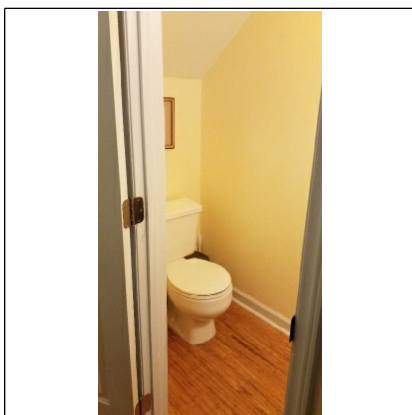
**Comments** The toilet bowl in bathroom (2) is loose. A loose toilet may leak causing damage to the floor and ceiling below. Recommend a qualified person secure the toilet, so leaks are less likely to occur.

The receptacle in the master bathroom is loose. This is a safety concern. Recommend a licensed electrician repair the loose receptacle or accident/injury may occur.

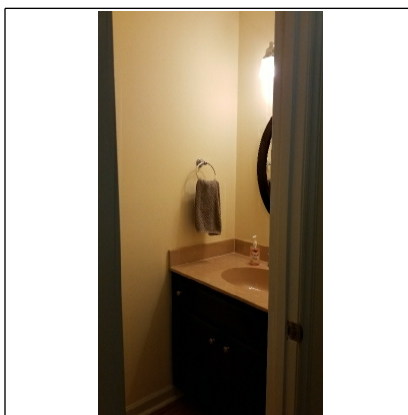
There is deteriorated/missing caulking around the shower faucet ring in bathroom (2) and around the tub spout and faucet ring in the master bathroom. There is also deteriorated caulking on the left side of the vanity in bathroom (2). Recommend a qualified person re-caulk these areas or moisture intrusion may occur.

The cold water handle at the master bathroom sink is difficult to turn on and the drain stop is inoperable. Recommend a licensed plumber repair the handle and drain stop to ensure proper functionality.

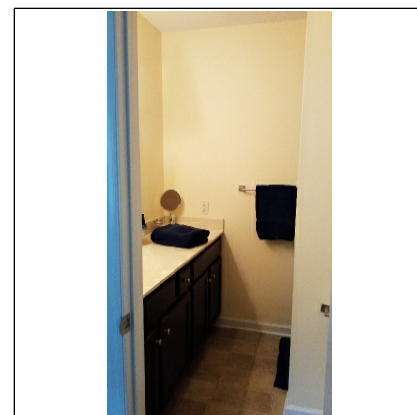
## Photos



Half Bathroom



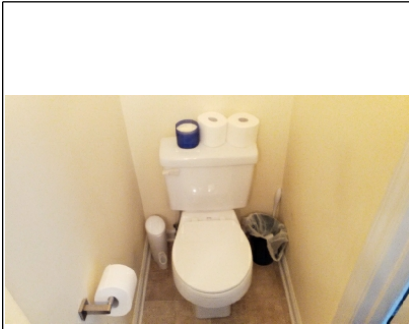
Half Bathroom



Bathroom (2)



# Bathrooms



Loose toilet



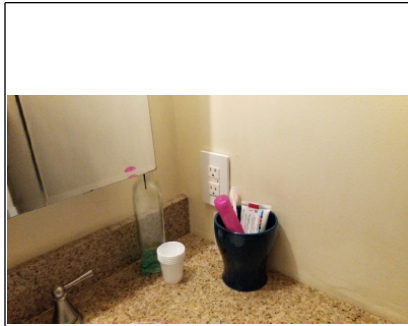
Deteriorated caulking



Missing caulking



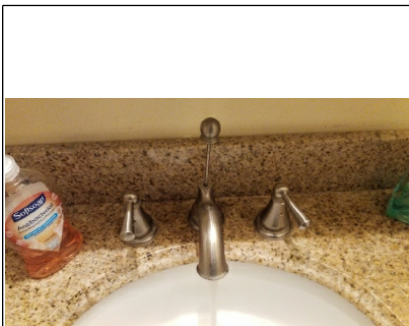
Master Bathroom



Loose receptacle



Deteriorated/missing caulking



Cold water handle difficult to turn on

# Interior

## Fireplace

**Location(s)** Living room

**Type**  Gas

**Material**  Metal insert

**Miscellaneous** Damper operable:  Yes  No

**Damper modified for gas operation**  N/A

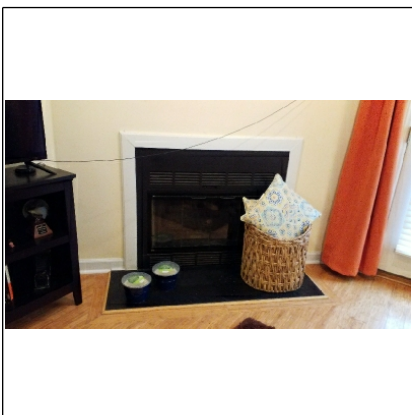
**Hearth extension adequate**  Yes

**Mantel**  Secure

**Physical condition**  Not evaluated

**Comments** The fireplace was not tested due to the exterior temperature.

### Photos



## Stairs/Steps/Balconies

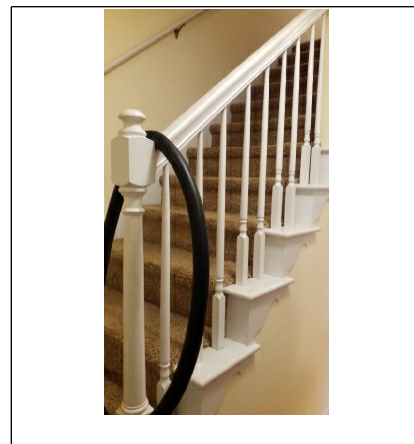
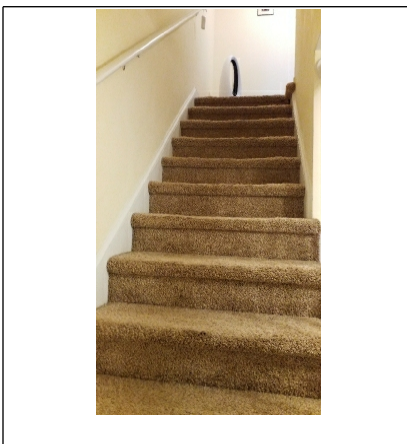
**Condition**  Poor

**Handrail**  Poor

**Risers/Treads**  Satisfactory

**Comments** The handrail does not return to the wall. When the rails are open on the ends, clothing and personal items can get caught on the railings. Recommend a qualified professional repair the handrail or accident/injury may occur.

### Photos



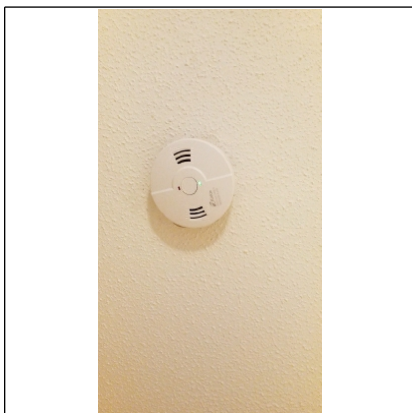
# Interior

## Smoke/Carbon Monoxide detectors

**Smoke Detector**  Present Operable:  Yes  No  Not tested  Recommend additional

**CO Detector**  Present Operable:  Yes  No  Not tested  Recommend additional

### Photos



Combination smoke and carbon monoxide detector installed

## Attic/Structure/Framing/Insulation

**Access**  Pulldown

**Inspected from**  In the attic

**Location**  Hallway

**Flooring**  Partial

**Insulation**  Fiberglass  Loose Depth: 10 inches

**Installed in**  Between ceiling joists

**Vapor barriers**  Not Visible

**Ventilation**  Ventilation appears adequate

**Fans exhausted to** Attic:  Yes  No  Recommend repair Outside:  Yes  No

**HVAC Duct**  Satisfactory

**Chimney chase**  N/A

**Structural problems observed**  Yes  Recommend repair

**Roof structure**  Rafters  Wood  Collar ties

**Ceiling joists**  Wood

**Sheathing**  Plywood  OSB

**Evidence of condensation**  No

**Evidence of moisture**  No

**Evidence of leaking**  No

**Firewall between units**  Yes  Needs repair/sealing

**Electrical**  No apparent defects

**Comments** The left attic wall is missing proper fire separation at the sheetrock seam near the center of the attic.



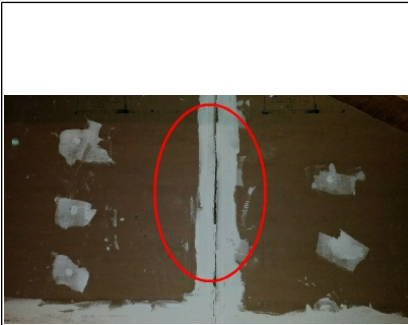
# Interior

## Attic/Structure/Framing/Insulation cont.

**Comments cont.** Recommend a qualified professional properly seal the seam or fire may spread more rapidly from one unit to another in the event of a fire.

There is a twisted rafter near the front center of the attic. Recommend further evaluation from a licensed contractor to determine if any repairs are needed.

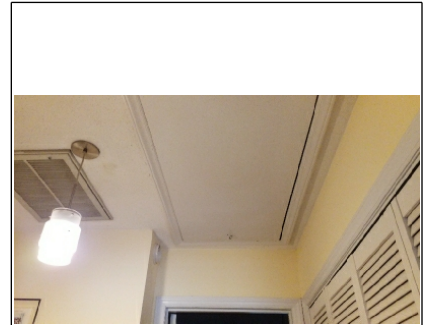
## Photos



Missing fire separation



Twisted rafter



Attic access



Insulation depth



HVAC ductwork



Fans exhausted to exterior



Rafters and collar ties



Plywood roof sheathing

# Crawl Space

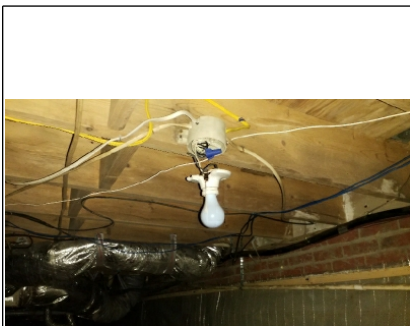
## Crawl space

**Type**  Full crawlspace

**Conditioned (heated/cooled)**  Yes

**Comments** The crawlspace light is damaged and inoperable. Recommend repairs by a licensed electrician to ensure adequate lighting.

### Photos



Light damaged/inoperable

## Access

**Location**  Exterior

**Inspected from**  In the crawl space

## Foundation walls

**Condition**  Satisfactory

**Material**  Concrete block  Brick

### Photos



## Floor

**Material**  Dirt

**Condition**  Not Visible  Vapor barrier present

## Seismic bolts

**Condition**  Appear satisfactory

## Drainage

**Sump pump**  No

# Crawl Space

## Drainage cont.

Standing water  No

Evidence of moisture damage  No

## Ventilation

Location  Power vents

### Photos



## Girders/Beams/Columns

Material  Wood  Masonry

Condition  Satisfactory

### Photos



## Joists

Material  Wood

Condition  Satisfactory

### Photos

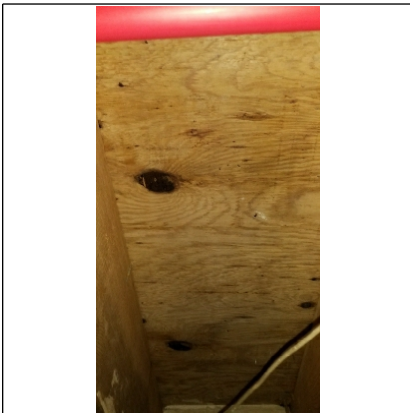
# Crawl Space



## Subfloor

Satisfactory

## Photos



## Insulation

None

## Vapor barrier

**Present**  Yes

**Material**  Plastic

**Condition**  Satisfactory

## Photos



# Plumbing

## Water service

**Main shut-off location** Half Bathroom

**Water entry piping**  Copper/Galv.

**Lead other than solder joints**  No

**Visible water distribution piping**  Copper  PEX Plastic

**Condition**  Satisfactory

**Flow**  Satisfactory

**Pipes Supply/Drain** Cross connection:  Yes  No  Safety Hazard  Satisfactory

**Drain/Waste/Vent pipe**  PVC

**Condition**  Satisfactory

**Support/Insulation** Type: Metal strapping

**Traps proper P-Type**  Yes

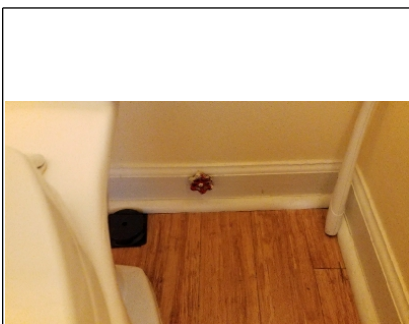
**Drainage**  Satisfactory

**Interior fuel storage system**  Yes Leaking:  Yes  No

**Fuel line**  Black iron

**Condition**  Satisfactory

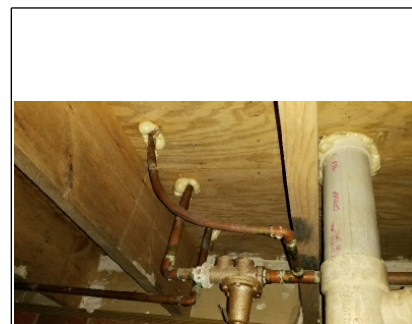
## Photos



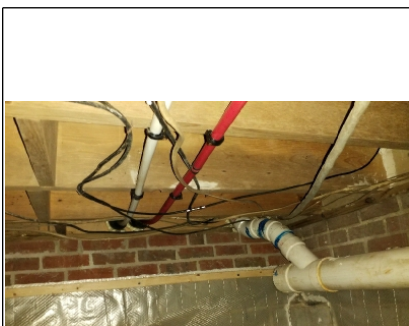
Water shut-off in half bathroom



Copper entry piping



Copper distribution piping



PEX distribution piping



PVC waste pipe



Black iron gas piping

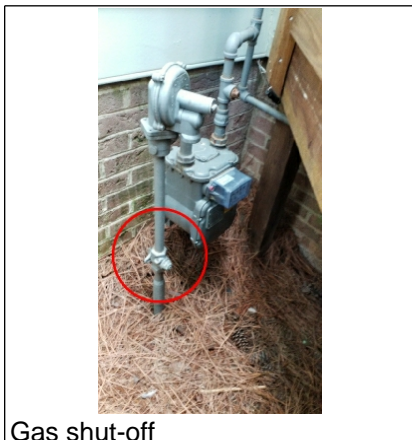
## Main fuel shut-off location

**Location** Gas meter

## Photos



# Plumbing



Gas shut-off

## Well pump

N/A

## Sanitary/Grinder pump

N/A

## Water heater #1

### General

Brand Name: State  
 Location: Storage Room  
 Serial #: 1040A015987  
 Capacity: 40 gallons  
 Approx. age: 11 years old

### Type

Electric

Combustion air venting present  N/A

Seismic restraints needed  N/A

Relief valve  Yes Extension proper:  Yes  No  Missing  Recommend repair  Improper material

Vent pipe  N/A

Condition  Marginal

Comments Based on the age of the water heater, it is likely nearing the end of its useful life. Recommend budgeting for replacement.

### Photos



## Water heater #2

N/A

# Plumbing

## Water softener

None

# Heating System

## Heating system

- Unit #1** Brand name: Lennox  
 Approx. age: 14 years old  
 Model #: G40UH-24A-045-15 Serial #: 5907H22196 **X Marginal**
- Unit #2**  None
- Energy source**  Gas
- Warm air system**  Central system
- Heat exchanger**  **Satisfactory**
- Carbon monoxide**  N/A
- Combustion air venting present**  Yes
- Controls** Disconnect:  Yes  No  Normal operating and safety controls observed Gas shut off valve:  
 Yes  No
- Distribution**  Insulated flex duct  Cold air returns
- Flue piping**  **Satisfactory**
- Filter**  Standard  **Satisfactory**
- When turned on by thermostat**  Fired Proper operation:  Yes  No  Not tested
- Heat pump**  N/A
- Sub-slab ducts**  N/A
- System not operated due to**  N/A
- Comments** Due to the age of the furnace, it is likely nearing the end of its useful life. Recommend budgeting for replacement.

## Photos





# Heating System



## Boiler system

N/A

## Other systems

N/A

# Electric/Cooling System

## Main panel

**Location** Storage Room

**Condition**  Satisfactory

**Adequate Clearance to Panel**  Yes

**Amperage/Voltage**  200a

**Breakers/Fuses**  Breakers

**Appears grounded**  Yes

**GFCI breaker**  No

**AFBI breaker**  No

**Main wire**  Aluminum Condition:  Satisfactory  Marginal  Poor

**Branch wire**  Copper

**Branch wire condition**  Satisfactory

## Photos



## Sub panel(s)

**Location(s)** Location 1: A/C unit

**Branch wire**  Copper Neutral/ground separated:  Yes  No Neutral isolated:  Yes  No

**Condition**  Poor

**Comments** The sub-panel cover could not be removed due to the deck board that is mounted directly above the panel. Recommend a qualified professional lower the sub-panel to allow proper access.

## Photos

# Electric/Cooling System



Cover can't be removed due to deck board against cover



## Evaporator Coil Section Unit #1

**General**       Central system  
Location:Attic  
Age:14 years old

**Evaporator coil**  Not Visible

**Refrigerant lines**  Satisfactory

**Condensate line/drain**  To exterior

**Secondary condensate line/drain** Present:  Yes  No

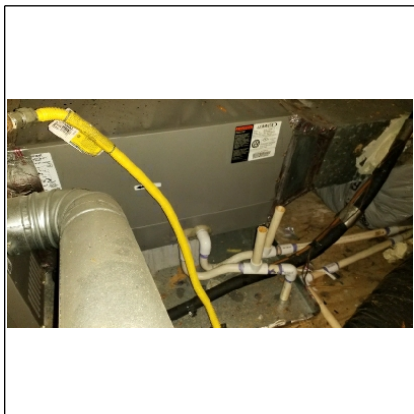
**Operation**      Differential: 12 degrees

**Condition**       Poor  Recommend HVAC technician examine/clean/service

**Comments**      The temperature differential between the supply air and return air was 12 degrees, below the suggested range of 14-22 degrees. Recommend a licensed HVAC contractor further evaluate and make repairs to ensure maximum performance.

## Photos

# Electric/Cooling System



Evaporator Coil Section Unit #2

N/A