



TRI-STATE SMART HOME SOLUTIONS LLC

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<https://smart-homesolutionsllc.com>



INSPECTION REPORT

1234 Main Street
Gallipolis, OH 45631

Buyer Name

07/31/2023 9:00AM



Inspector

Chris Farver

OHI.2019004096, WV-HI4464228, KY243707

888-970-1791

sales@smart-homesolutionsllc.com



Agent

Agent Name

555-555-5555

agent@spectora.com

1: INSPECTION DETAILS

Information

General Inspection Information

Occupied, Furnished, Single
Family House, Cloudy, Raining,
Recent Rain

Limitations

General

FURNISHED HOUSE

At the time of the inspection, the house was fully furnished and occupied. This prohibited a full inspection in accordance with the inspector's [Standard of Practice \(SOP\)](#). Occupant furniture and belongings may be hiding defects that could not be seen at the time of the inspection. The customer should consider having the home re-inspected after it is vacant.

2: EXTERIOR

		IN	NI	NP	D
2.1	Walkways, Patios & Driveways	X			
2.2	Vegetation, Grading, Drainage & Retaining Walls	X			X
2.3	Roof Drainage Systems	X			X
2.4	Siding, Flashing & Trim	X			X
2.5	Eaves, Soffits & Fascia	X			
2.6	Decks, Balconies, Porches & Steps	X			X
2.7	Power Service	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Siding, Flashing & Trim: Siding Material

Stucco

Observations

2.2.1 Vegetation, Grading, Drainage & Retaining Walls

 Medium - Needs Attention**NEGATIVE GRADING**

The yard is sloping toward the house, see the sample areas identified in the pictures.

- 1) This is causing active water intrusion into the crawlspace.
- 2) If not addressed, this can lead to potential foundation issues.

The yard and landscaping should slope away from the house to prevent these conditions in the future, ideally 6 inches of drop in the first 10 feet.

Recommend engaging a landscaping or excavation company to further evaluate (Representative/ Sample Pictures)

Recommendation

Contact a qualified landscaping contractor



Right Side of House, Negative Grading - Example



Front of House, Negative Grading - Example



Front of House, Negative Grading - Example



Front of House, Negative Grading - Example

2.3.1 Roof Drainage Systems

GUTTER AND DOWNSPOUT ITEMS Medium - Needs Attention

Properly functioning gutters, downspouts, and drain piping carry water away from the foundation and protect landscaping, and water intrusion, and reduce the likelihood of foundation issues.

Recommendation

Contact a qualified gutter contractor



Rear Patio, Gutters Overflow



Rear Patio, Gutters Leaking



Front of House, Gutters Overflow

2.4.1 Siding, Flashing & Trim

SIDING ITEMS Medium - Needs Attention

The house has stucco siding which requires diligent attention and maintenance to maintain its beauty and functionality.

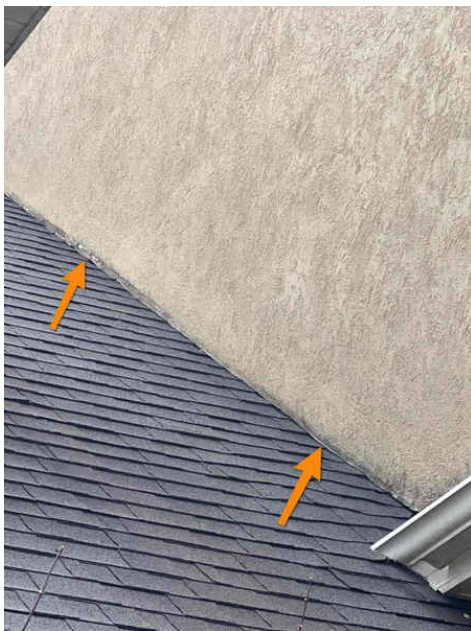
In all areas where the stucco siding is in contact with the roof, there is no air gap to allow the roof to drain and dry without some of the water absorbing into the siding material. This can quickly deteriorate the siding and cause staining.

In the shady areas of the roof, there is also moss growing. This can lead to roof leaks and accelerate stucco siding deterioration.

Recommend engaging a qualified siding contractor that has extensive experience with stucco siding (which is less common in this area) to evaluate further.

Recommendation

Contact a qualified siding specialist.



Front of House, Left Side of Large Dormer, Siding In Contact With Shingles



Front of House, Sides of Dormers - Example



Front of House, Right Side of Smaller Dormer, Siding In Contact With Shingles

2.6.1 Decks, Balconies, Porches & Steps

RAILINGS MISSING High - Safety Hazard

The steps identified in the pictures do not have proper handrails and guardrails. These rails are recommended due to the height of the steps and the risk of falling, for both adults and children.

Recommendation

Contact a qualified carpenter.



Rear Patio, Steps Missing Handrails

2.6.2 Decks, Balconies, Porches & Steps

 High - Safety Hazard

PATIO - HAND RAILING MISSING

PORCH

The safety handrailing is missing on the rear patio. A safety handrail is recommended if the patio is 30" or higher. This patio exceeds this height. Recommend a qualified and licensed contractor to further evaluate and repair. Use with caution until this is corrected.

Recommendation

Contact a qualified deck contractor.



Rear Patio, Missing Safety Railings



Rear Patio, Missing Safety Railings

2.6.3 Decks, Balconies, Porches & Steps

 Medium - Needs Attention

PATIO - SLOPING TOWARD HOUSE

PATIO

The concrete patio at the rear of the house is sloping towards the house. The patio appears to have settled from its original installation height. This could cause rainwater to drain towards the house at lower levels and around the foundation. Repairing the gutters and sealing around the concrete toward the house will assist in mitigating the impact.

Recommendation

Contact a qualified concrete contractor.



Rear Patio, Slopes Toward House



Rear Patio, Settled Since Installation

2.6.4 Decks, Balconies, Porches & Steps

DETERIORATED CONCRETE - PATIO

Medium - Needs Attention

The concrete on the rear patio is deteriorating. It appears the original concrete was improperly mixed and sealed after pouring. This is largely a cosmetic issue. However, if not addressed, the concrete will continue to crack and the steps will deteriorate further.

Recommendation

Contact a qualified masonry professional.



Rear Patio, Concrete Cracking



Rear Patio, Concrete Cracking

3: ROOF

		IN	NI	NP	D
3.1	Coverings	X			
3.2	Flashing	X			X
3.3	Skylights, Chimneys		X	X	

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Information

Roof Inspection Method

Shingles, Ground

Observations

3.1.1 Coverings

ROOF ITEMS

 Low - Info/Cosmetic

There is evidence of shingle replacement at the rear of the house above the master bedroom.

- 1) The repairs appear to have been completed by a qualified professional.
- 2) There is evidence in the master bedroom of ceiling repairs and painting.
- 3) All areas were dry at the time of the inspection.

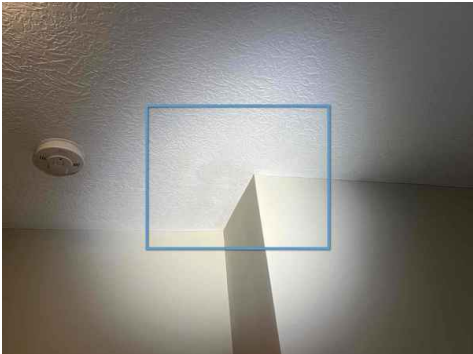
Recommendation
Recommend monitoring.



Rear of House, Evidence of Roof Repairs



Master Bedroom, Evidence of Ceiling Repairs, Dry



Master Bedroom, Evidence of Ceiling Repairs, Dry

3.2.1 Flashing

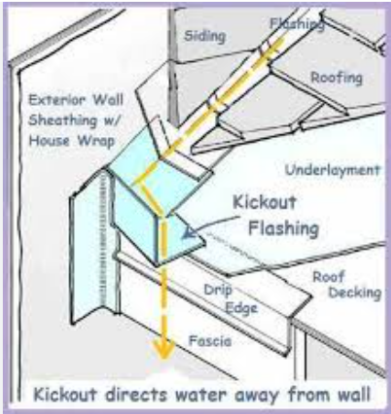
ROOF - KICKOUT FLASHING MISSING

Medium - Needs Attention

At the front of the house, in the area identified in the picture, the kick-out flashing is missing.

- 1) This is causing rainwater from the roof to absorb into the sidewall of the house structure.
- 2) This is causing rainwater to run down the side of the house along the end of the gutter and cause staining.
- 3) There is evidence that the siding has been painted in this area, likely to cover staining.

If not addressed, there is a very high chance that the stucco siding will become damaged in this area and staining will occur below this area.



Recommendation
Contact a qualified roofing professional.



Front of House, Left Above Porch, Kick Out Flashing Missing

4: ATTACHED GARAGE

		IN	NI	NP	D
4.1	Ceiling	X			
4.2	Walls & Firewalls	X			
4.3	Floor	X			X
4.4	Garage Door	X			
4.5	Garage Door Opener	X			
4.6	Occupant Doors	X			
4.7	Windows	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Garage Door Opener: Garage Door Opener Type
Automatic

Observations

4.3.1 Floor

 Medium - Needs Attention

FLOOR DETERIORATION - NON-TYPICAL

ATTACHED GARAGE

The concrete floor in the garage has severely deteriorated. The concrete appears to have been improperly mixed when it was originally installed. There is a high potential that the concrete will need to be removed and re-poured for proper correction of this issue. Recommend engaging a qualified and licensed concrete professional to further evaluate.

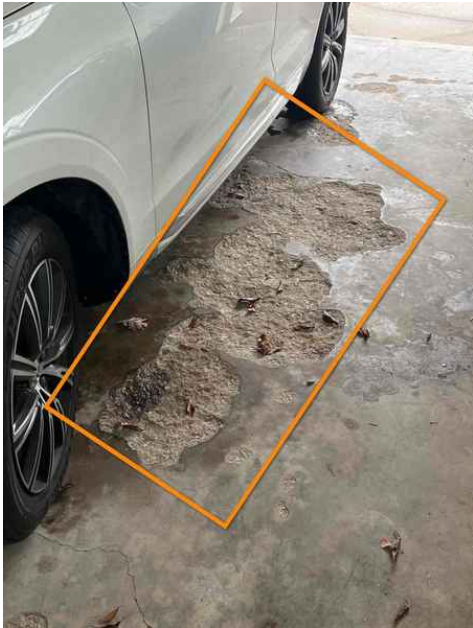
(Representative/ Sample Pictures)

Recommendation

Contact a qualified concrete contractor.



Attached Garage, Concrete Floor Deterioration - Example



Attached Garage, Concrete Floor Deterioration - Example

4.7.1 Windows

FAILED SEAL

ATTACHED GARAGE

Observed condensation between the window panes for the garage windows identified in the pictures, which indicates a failed seal. The window is no longer insulating correctly. Recommend engaging a qualified window professional to further evaluate and repair/ replace the window.

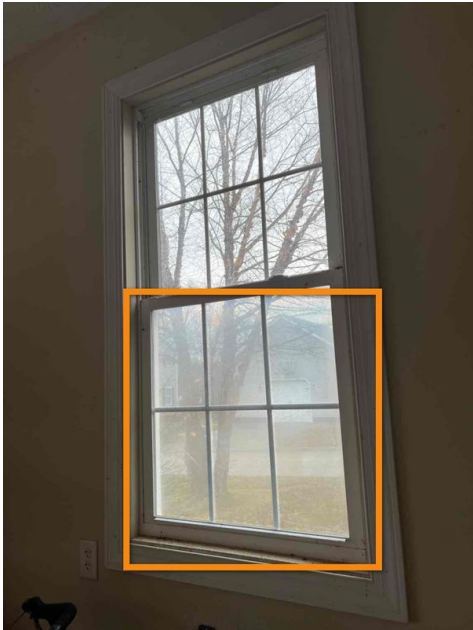
Recommendation

Contact a qualified window repair/installation contractor.

Medium - Needs Attention



Attached Garage, Window, Failed Seal



Attached Garage, Window, Failed Seal

5: KITCHEN

		IN	NI	NP	D
5.1	Counter Tops & Cabinets	X			
5.2	Dishwasher	X			
5.3	Disposal	X			
5.4	Range/Oven/Cooktop	X			
5.5	Built-in Microwave	X			
5.6	Refrigerator	X			

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6: INTERIOR

		IN	NI	NP	D
6.1	Exterior Doors	X			X
6.2	Interior Doors	X			
6.3	Windows	X			X
6.4	Flooring	X			
6.5	Walls	X			X
6.6	Ceilings	X			
6.7	Exhaust Systems	X			X
6.8	Fireplace	X			
6.9	Steps, Stairways & Railings	X			X

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Information

Fireplace: Fireplace Type
Gas

Limitations

Exhaust Systems

NO BATHROOM EXHAUST FAN

BATHROOMS

Note to Buyer: There is no bathroom exhaust fan in the shower area of the master bathroom.

A properly installed bathroom exhaust fan will rid the bathroom air of excess moisture, humidity, odors, and other pollutants. It also helps to remove water vapor that has accumulated on mirrors and walls. This will help eliminate mildew and potential mold from not only the bathroom but other areas of the house.



Master Bathroom, No Exhaust Fan
Near Shower (In Toilet Room Only)

Observations

6.1.1 Exterior Doors

 Medium - Needs Attention

EXTERIOR DOOR ITEMS

The exterior door from the master bedroom to the rear patio has deteriorated.

- 1) The wood trim is showing signs of excessive weathering and that start of wood rot (it has been painted over).
- 2) The door framing is rotted.
- 3) The baseboard to the left and right of the door on the inside was wet at the time of the inspection.
- 4) There is a small potential that there is flooring damage in this area. A more intrusive investigation would be required to determine the extent of the damage.

The door and door framing will likely need to be replaced to fully and properly resolve the issues that exist.

Recommendation

Contact a qualified door repair/installation contractor.



Master Bedroom, Rear Door, Wet & Deteriorated Baseboards



Master Bedroom, Rear Door, Wet & Deteriorated Baseboards



Master Bedroom, Rear Door, Severely Deteriorated



Master Bedroom, Rear Door, Severely Deteriorated

6.1.2 Exterior Doors

EXTERIOR DOOR - FAILED WINDOW SEAL

Medium - Needs Attention

Observed condensation between the window panes for the door windows identified in the pictures, which indicates a failed seal. The windows are no longer insulating correctly.

Recommendation

Contact a qualified door repair/installation contractor.



Master Bedroom, Door to Patio, Failed Window Seal

6.3.1 Windows

WINDOW ITEMS

Medium - Needs Attention

Many of the screens in the house have deteriorated. This is potentially due to improper cleaning with a power washer. (Representative/ Sample Pictures)

Recommendation

Contact a qualified professional.



Window Screens Deteriorated - Example



Window Screens Deteriorated - Example

6.3.2 Windows

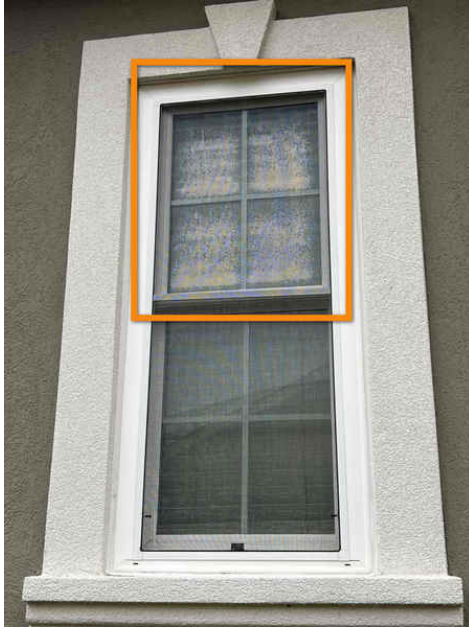
WINDOWS - FAILED SEAL

WINDOWS

Observed condensation between the window panes for the windows identified in the pictures, which indicates a failed seal. The windows are no longer insulating correctly.

Recommendation

Contact a qualified window repair/installation contractor.

 Medium - Needs Attention

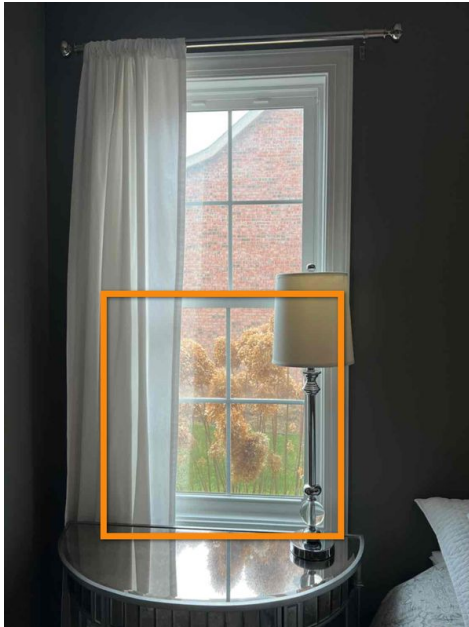
Master Bathroom, Toilet Room,
Window Failed Seal



Master Bathroom, Toilet Room,
Window Failed Seal



Living Room Rear Window, Failed Seal



1st Floor End Bedroom, Window Failed Seal

6.3.3 Windows

BROKEN GLASS

WINDOWS

The glass is broken in the windows identified in the pictures. This impacts the insulating ability of the window and could present a safety hazard to residents. Recommend replacement by a qualified and licensed window repair professional.

Recommendation

Contact a qualified window repair/installation contractor.

 High - Safety Hazard



Living Room, Rear Window, Broken Glass

6.5.1 Walls

EVIDENCE OF WATER PRESENT

WALLS

Medium - Needs Attention

Water is present in the 2nd-floor family room.

- 1) When tested with a moisture meter the carpeting is wet throughout the room.
- 2) Along the rear wall of the room the baseboard is saturated and has deteriorated.
- 3) In at least two areas, the drywall above the baseboard is visibly wet.
- 4) Further investigation in the attic space behind the rear knee wall found wet sub-flooring.

The homeowner was asked if the carpets have been shampooed recently, she indicated that they had.

In the inspectors opinion, there is a potential that excessive shampoo water could be the cause.

Recommend either a more in-depth investigation and/or drying the areas with fans and monitoring for any future presence of water in this room.

Recommendation

Contact a qualified professional.



2nd Floor Family Room, Wet Areas - Example



2nd Floor Family Room, Wet Areas - Example



2nd Floor Family Room, Wet Areas - Example



2nd Floor Family Room, Wet Areas - Example



2nd Floor Family Room, Wet Areas - Example



Attic Space - Opposite Side of Wet Area, Wetness Present

6.7.1 Exhaust Systems

DRYER VENT - IMPROPER INSTALLATION

DRYER VENT

The dryer vent is improperly installed, this is a safety hazard. A flexible dryer vent pipe is being used the entire length of the dryer vent and it is improperly supported. The dryer should vent to the exterior and the flexible vent should only be used for short runs to connect the dryer to the main pipe. The connection to the dryer must be made from aluminum, not plastic. The majority of the vent pipe should be solid and smooth so it does not collect dust, especially for long horizontal runs, vertical runs, and all 90-degree turns in the vent pipe.

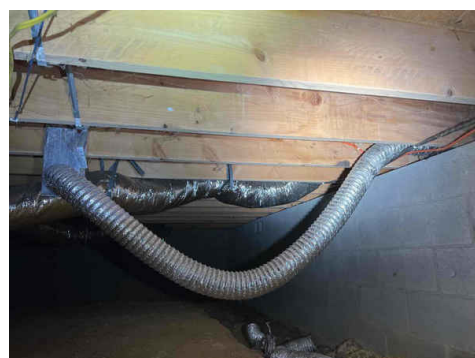
Here is an excellent article to better understand dryer venting requirements: https://dryerbox.com/dryer_venting_guide.htm

Recommendation

Contact a qualified professional.



High - Safety Hazard



Crawlspace, Dryer Vent Improperly Installed

6.9.1 Steps, Stairways & Railings

STAIRS MISSING HANDRAILS

STAIRS

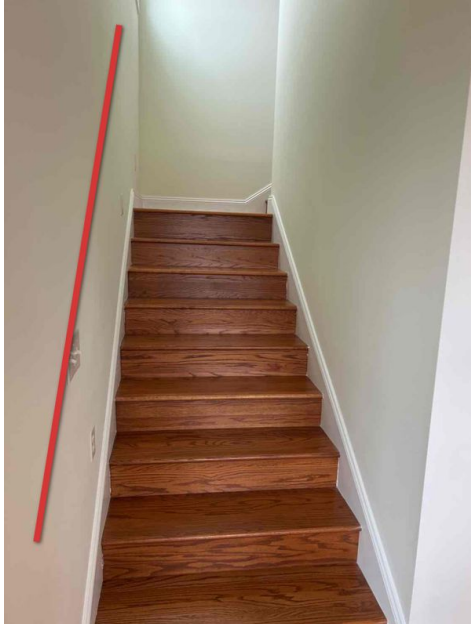
The stairs identified in the pictures are missing recommended handrails.

Recommendation

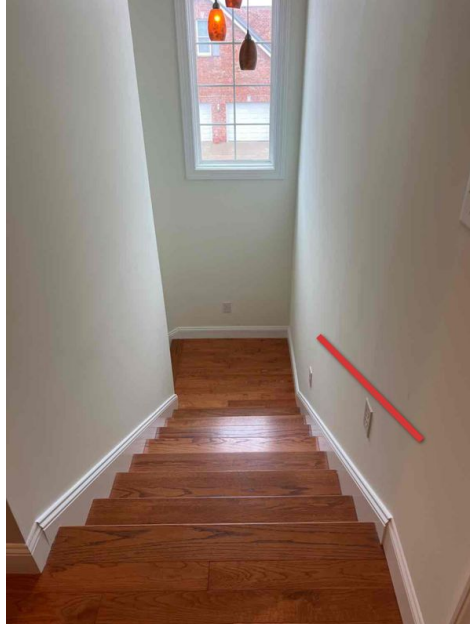
Contact a qualified carpenter.



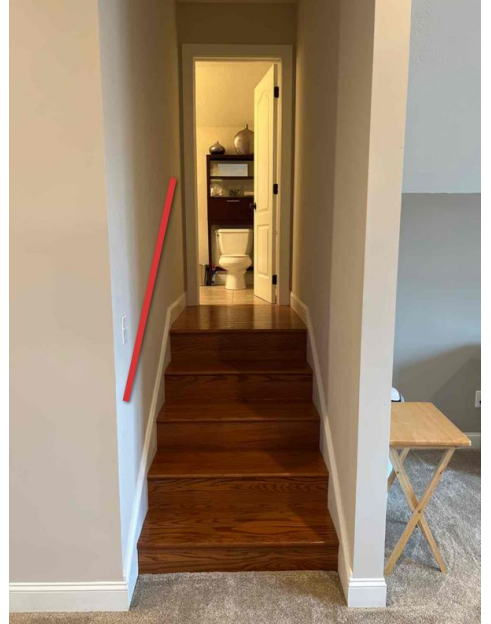
High - Safety Hazard



Stairs to 2nd Floor, Missing Handrail



Stairs to 2nd Floor, Missing Handrail



2nd Floor Bathroom to Family Room, Missing Handrail

6.9.2 Steps, Stairways & Railings

UNEVEN / EXCESSIVE STEP HEIGHT

STAIRS

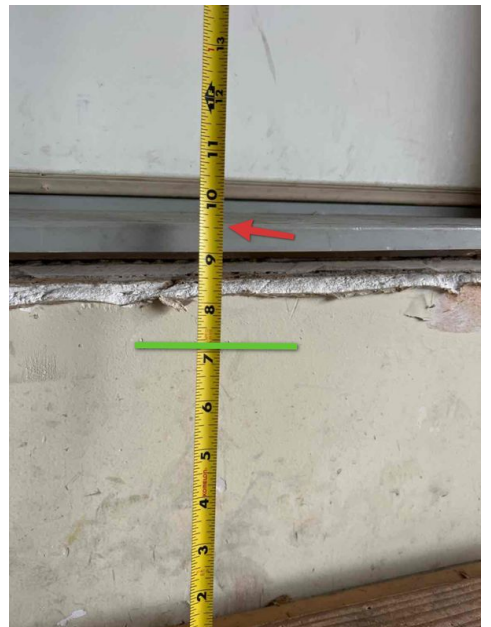
The stairs from the garage to the house have an excessive step height. Ideally, the step height should be no taller than 7 3/8 inches, the top step exceeds 9 inches. These steps are a safety hazard.

Recommendation

Contact a qualified professional.



High - Safety Hazard



Steps From Attached Garage, Excessive Step Height

7: ELECTRICAL

		IN	NI	NP	D
7.1	Electrical Panels - Right Panel	X			X
7.2	Electrical Panels - Left Panel	X			X
7.3	Branch Wiring	X			
7.4	Lighting	X			
7.5	GFCI Protection	X			X
7.6	Smoke Alarms & CO Detectors	X			

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Information

Electrical Panels - Right Panel : Electrical Panel Information 200 Amp, Sub-Panel Outside (AC Unit), Attached Garage	Electrical Panels - Left Panel: Electrical Panel Information Attached Garage	Branch Wiring: Branch Wiring Method Partially Visible, Romex
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Smoke Alarms & CO Detectors: Evaluate All Smoke Alarms & CO Detectors

Smoke alarms and carbon monoxide detectors have a 7-10 life expectancy for effectiveness. Recommend the homebuyer replace all of the smoke alarms and carbon monoxide detectors in the house unless they confirm they have recently been replaced or are less than 10 years old. Some units have an expiration date.

Observations

7.1.1 Electrical Panels - Right Panel

MULTIPLE WIRES UNDER SINGLE SCREW

RIGHT ELECTRICAL PANEL

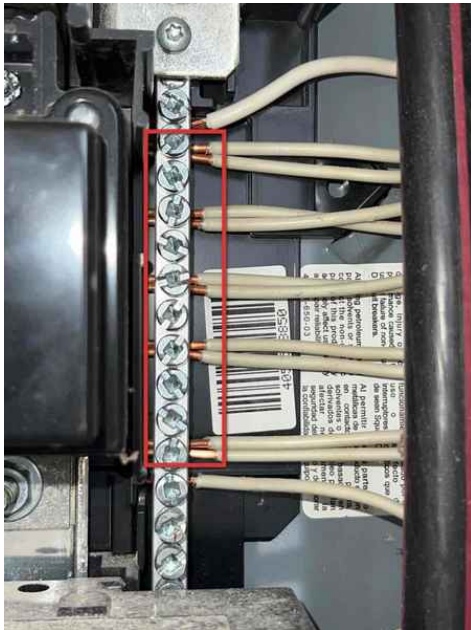
Each white wire must be under a terminal screw by itself. No other wires (white, copper, etc) can be under the same screw as the white wire. As identified in the pictures, this panel does not meet these requirements. Adding additional wires with the white wire can cause loose connections and cause arcing.

Recommendation

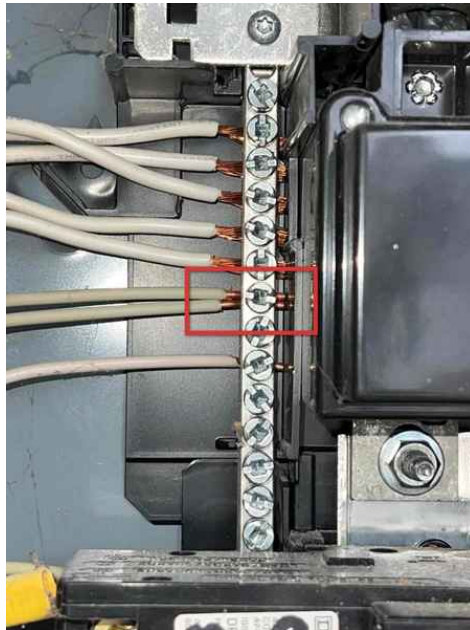
Contact a qualified electrical contractor.



High - Safety Hazard



Attached Garage, Right Electrical Panel,
Multiple Wires Under Single Screw



Attached Garage, Right Electrical Panel,
Multiple Wires Under Single Screw

7.1.2 Electrical Panels - Right Panel

LABELING

RIGHT ELECTRICAL PANEL

The electrical panel is missing complete permanent labeling. Recommend properly labeling the entire panel for quick and efficient use. There are times when it's important to identify the proper breaker and labeling the breakers will improve the accuracy of identification.

Recommendation

Contact a handyman or DIY project



High - Safety Hazard



Attached Garage, Right Electrical Panel,
Missing Full and Permanent Labeling

7.1.3 Electrical Panels - Right Panel

KNOCKOUTS MISSING

RIGHT ELECTRICAL PANEL

There are openings in the cover of the electrical panel where breakers previously were installed. This can allow inadvertent access to energized electrical components creating a fire and safety hazard. There are plastic items called "Knockouts" that are designed to fill these openings.

Recommendation

Contact a handyman or DIY project

**High - Safety Hazard**

Attached Garage, Right Electrical Panel, Missing Knockouts

7.2.1 Electrical Panels - Left Panel

LABELING

LEFT ELECTRICAL PANEL

The electrical panel is missing complete permanent labeling. Recommend properly labeling the entire panel for quick and efficient use. There are times when it's important to identify the proper breaker and labeling the breakers will improve the accuracy of identification.

Recommendation

Contact a handyman or DIY project

**High - Safety Hazard**

Attached Garage, Left Electrical Panel, Missing Full and Permanent Labeling

7.5.1 GFCI Protection

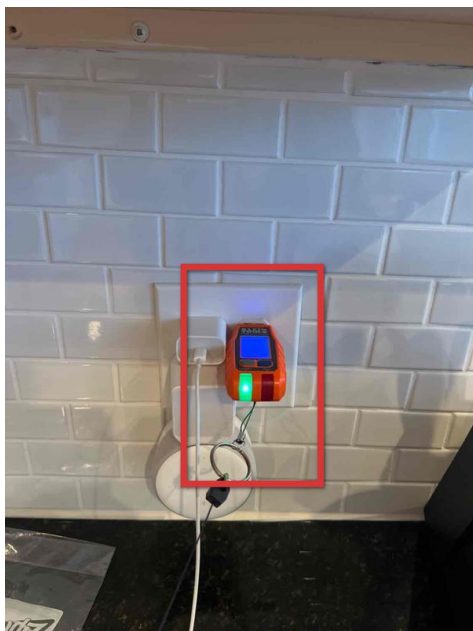
GFCI PROTECTION MISSING**High - Safety Hazard**

GFCI protection is recommended for all receptacles that can be reached when standing outdoors on dirt, grass, etc, and when standing on concrete such as in garages, outbuildings, basements, etc. In addition, all interior receptacles within 5 1/2 feet of a water source such as a sink, bathtub, washtub, etc inside the house including the kitchen, bathrooms, laundry rooms, wet bars, etc.

In this house, GFCI protection is not present in the locations identified in the pictures. (Representative/ Sample Pictures)

Recommendation

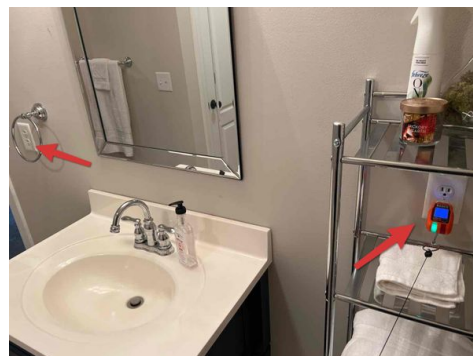
Contact a qualified electrical contractor.



Kitchen, Not GFCI Protected



1st Floor 1/2 Bathroom, Receptacle Not GFCI Protected



2nd Floor Bathroom, Receptacles Not GFCI Protected

7.6.1 Smoke Alarms & CO Detectors

 High - Safety Hazard

INSUFFICIENT SMOKE ALARMS & CO DETECTORS

Smoke Alarms

There is an inadequate quantity of smoke alarms in the house. The following are the recommendations for smoke alarms locations:

- On every level of your home, including finished attics and basements.
- Inside every bedroom, especially if people sleep with the door partly or completely closed.
- In the hall near every sleeping area.
- At the top of the first-to-second floor stairway, and at the bottom of the basement stairway.
- If present, in the room where a fireplace is located

Carbon Monoxide Detectors

There are an inadequate number of carbon monoxide alarms installed in the house. According to the carbon monoxide guidelines of the National Fire Protection Association:

- A carbon monoxide detector is required in all homes with an attached garage located near the door to the garage.
- All carbon monoxide alarms shall be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms
- Each alarm shall be located on the wall, ceiling, or other location as specified in the installation instructions that accompany the unit.
- If present, in the room where a fireplace is located

Recommendation
Contact a handyman or DIY project

8: PLUMBING

		IN	NI	NP	D
8.1	Hot Water Systems - Owner Suite	X			
8.2	Hot Water Systems, Laundry Room, Hot Water Heater	X			
8.3	Main Water Shut-off Device	X			
8.4	Fuel System & Shut-off Device	X			
8.5	Drain, Waste, & Vent Systems	X			X
8.6	Water Supply, Distribution Systems & Fixtures	X			
8.7	Plumbing Fixtures, Toilets, Tubs, Sinks	X			X

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Information

Water Source Public	Hot Water Systems - Owner Suite: Hot Water Tank Information Electric, Bathroom	Hot Water Systems - Owner Suite: Brand Whirlpool
Hot Water Systems - Owner Suite: Age	Hot Water Systems, Laundry Room, Hot Water Heater : Hot	Hot Water Systems, Laundry Room, Hot Water Heater : Brand

2010	Water Tank Information Electric, Laundry Room	Bosch
Main Water Shut-off Device: Location Crawlspace	Fuel System & Shut-off Device: Location Outside	Drain, Waste, & Vent Systems: Drain System Material PVC, Partially Visible
Water Supply, Distribution Systems & Fixtures: Water Supply & Distribution Material Partially Visible, PEX		

Observations

8.1.1 Hot Water Systems - Owner Suite

!

High - Safety Hazard

TEMPERATURE/ PRESSURE RELIEF (TPR) VALVE
MASTER BATHROOM CLOSET
The Temperature/ Pressure Relief (TPR) valve needs a pipe extending it to within 6 inches of the floor.
Recommendation
Contact a handyman or DIY project



Master Bathroom Closet, Hot Water Tank, TPR Extension Missing

8.5.1 Drain, Waste, & Vent Systems

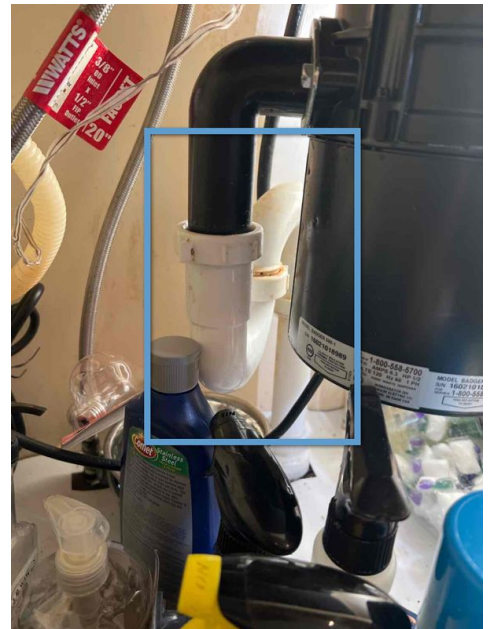
S-TRAPS

The sinks identified in the pictures have "S" traps. The reason "S" traps aren't recommended is they are not vented and they have the potential to suck, or siphon, water out of the trap as the water flows down the drain. Vents can be added to "S"

More information can be found at this link: [S Trap Information](#)

Recommendation

Contact a qualified plumbing contractor.

 Low - Info/Cosmetic

Kitchen, S Trap

8.5.2 Drain, Waste, & Vent Systems

SINK NOT DRAINING

The sinks identified in the pictures do not drain well. This is likely related to the accordion drain pipe and improper trap. Recommend engaging a qualified and licensed plumbing professional.

Recommendation

Contact a qualified plumbing contractor.

 Medium - Needs Attention

Jack & Jill Bathroom, Sink Not Draining Well

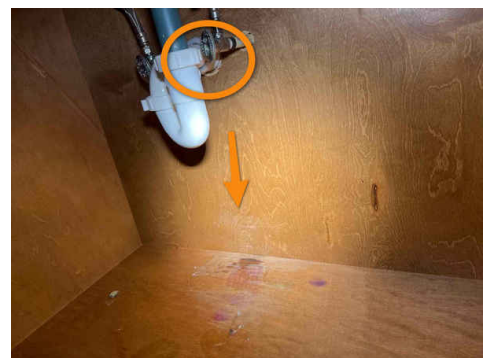
8.5.3 Drain, Waste, & Vent Systems

ACTIVE DRAIN PIPE LEAK

There is an active drain pipe leak. Water was dripping from the pipe at the time of the inspection. Recommend engaging a qualified and licensed plumbing professional to further evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

 Medium - Needs Attention

Master Bathroom, Right Sink, Drain Leaking

8.5.4 Drain, Waste, & Vent Systems

Medium - Needs Attention

DRAIN LINE - IMPROPERLY SUPPORTED

In the crawlspace, the main plumbing drain line is improperly supported. The materials being used are improper and are already failing. This will cause the plumbing drain issues for the house if not addressed.

Recommendation

Contact a qualified plumbing contractor.



Crawlspace, Drain Line Improperly Supported



Crawlspace, Drain Line Improperly Supported

8.7.1 Plumbing Fixtures, Toilets, Tubs, Sinks

 Medium - Needs Attention**TOILET NOT SECURE**

The toilets in the pictures are loose and not properly secured to the floor. This could cause plumbing leaks and other flooring damage.

Recommendation

Contact a qualified plumbing contractor.



Owner Suite, Toilet Not Secure



Jack & Jill, Not Secure



1st Floor 1/2 Bathroom, Toilet Not Secure



2nd Floor Bathroom, Toilet Not Secure

8.7.2 Plumbing Fixtures, Toilets, Tubs,
Sinks



Medium - Needs Attention

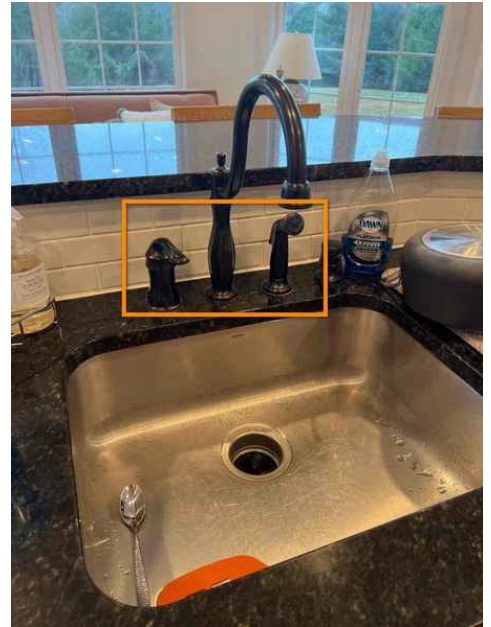
SINK FIXTURE NOT WORKING PROPERLY - KITCHEN

The kitchen sink faucet is not working properly:

- 1) The sprayer does not work.
- 2) The water to the sink works intermittently.
- 3) It takes an extended length of time to get hot water to the sink.

Recommendation

Contact a qualified plumbing contractor.



Kitchen Sink, Faucet Not Working Properly

8.7.3 Plumbing Fixtures, Toilets, Tubs,
Sinks



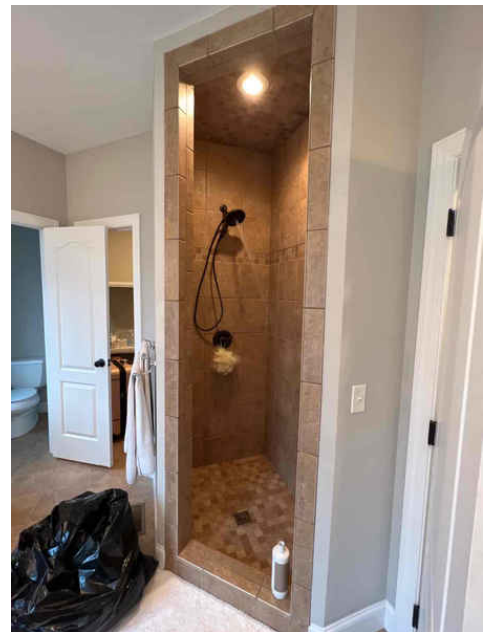
Medium - Needs Attention

MASTER BATHROOM SHOWER - MISSING DOOR OR CURTAIN

There is no door on the master bathroom shower. This will cause shower water to spray onto the floor creating a slip-and-fall hazard.

Recommendation

Contact a qualified professional.



Master Bathroom Shower - Door Missing

8.7.4 Plumbing Fixtures, Toilets, Tubs, Sinks

⊖

Medium - Needs Attention

SHOWER INCORRECTLY CONFIGURED

In the master bathroom shower, there is no way to turn on the water and adjust the temperature of the water, without getting wet. This can be a burn hazard or at least, a major inconvenience. The showerhead spray should be 90 degrees to the door/ entrance.

Recommendation
Contact a qualified professional.



Master Bathroom Shower, Improper Design

9: HVAC SYSTEMS

		IN	NI	NP	D
9.1	Heating Equipment, 1st Floor	X			X
9.2	Heating Equipment, 2nd Floor	X			
9.3	Cooling Equipment, Main Floor	X			
9.4	Cooling Equipment, 2nd Floor	X			
9.5	Presence of Installed Heat Source in Each Room	X			
9.6	Normal Operating Controls	X			
9.7	HVAC Distribution Systems	X			
9.8	Heating & Cooling Temperatures	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Heating Equipment, 1st Floor: Brand Trane	Heating Equipment, 1st Floor: Heat Type Forced Air	Heating Equipment, 1st Floor: Furnace Age 2009
Heating Equipment, 2nd Floor: Brand Trane	Heating Equipment, 2nd Floor: Heat Type Forced Air, Electric	Heating Equipment, 2nd Floor: Furnace Age 2009
Cooling Equipment, Main Floor: Brand Trane	Cooling Equipment, Main Floor: Cooling Type Heat Pump	Cooling Equipment, Main Floor: Air Conditioner Age 2009

Cooling Equipment, 2nd Floor: Brand Trane	Cooling Equipment, 2nd Floor: Cooling Type Central Air	Cooling Equipment, 2nd Floor: Air Conditioner Age 2009
Normal Operating Controls: Thermostat Location Family Room, Hallway		

Limitations

Cooling Equipment, Main Floor

LOW OUTSIDE TEMPERATURE

The air conditioning system was not tested due to the low outdoor temperature. This may cause damage to the unit. The outside temperate at the time of the inspection must be at least 65 degrees for it to be safe to test the air conditioner. This prohibited a full inspection in accordance with the inspector's [Standard of Practice \(SOP\)](#). Since the unit was not tested it may or may not be functioning.

Cooling Equipment, 2nd Floor

LOW OUTSIDE TEMPERATURE

The air conditioning system was not tested due to the low outdoor temperature. This may cause damage to the unit. The outside temperate at the time of the inspection must be at least 65 degrees for it to be safe to test the air conditioner. This prohibited a full inspection in accordance with the inspector's [Standard of Practice \(SOP\)](#). Since the unit was not tested it may or may not be functioning.

Observations

9.1.1 Heating Equipment, 1st Floor

—

Medium - Needs Attention

CONDENSATE LINE - IMPROPER INSTALLATION

The condensate line from the furnace in the crawlspace has been improperly installed. It drains into the crawlspace. The dirt below the pipe was wet at the time of the inspection. Recommend engaging a qualified licensed HVAC professional to further valuation and repair.

Recommendation

Contact a qualified HVAC professional.



Crawlspace, HVAC Condensate Drains to Crawlspace

10: ATTIC

		IN	NI	NP	D
10.1	Attic General	X			
10.2	Attic Insulation	X			
10.3	Attic Ventilation	X			
10.4	Roof Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Attic General: Attic Inspection Method
Entered & Traversed

Attic Insulation: Insulation Information
Partially Visible

11: CRAWLSPACE

		IN	NI	NP	D
11.1	General	X			X
11.2	Foundation	X			
11.3	House Floor Structure	X			X
11.4	Insulation - House Floor		X	X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

General: Crawlspace - Inspection Method
Crawlspace
Entered Crawlspace, Partially Visible

Foundation: Material
Foundation of House
Partially Visible, Masonry Block

House Floor Structure: Material
Wood Floor Joists, Wood Beams, Partially Visible
Representative/ Sample Pictures

House Floor Structure: Sub-floor
OSB, Partially Visible

Observations

11.1.1 General

CRAWLSPACE ITEMS

CRAWLSPACE

Medium - Needs Attention

The following items were noted in the crawlspace:

- 1) **High Moisture Levels** - High levels of moisture were noted in the crawlspace. This can lead to mold, wood rot, premature rusting of the metal components (framing, HVAC, and Iron Plumbing), etc.
- 2) **Vapor Barrier** - The crawlspace has a dirt floor and a partial vapor barrier. This can contribute to high moisture levels in the crawlspace and potentially mold.
- 3) **Efflorescence/ Water Intrusion** - Efflorescence was noted on the exterior crawlspace foundation surfaces. This is a white, powdery deposit that is consistent with moisture intrusion through the foundation. This is an indication that water is present on the outside of the foundation.
- 4) **Inadequate Crawlspace Ventilation** - There is insufficient ventilation in the crawlspace. There are crawlspace vents however, they were not all fully open at the time of the inspection.

Recommendations:

Eliminate Water Sources

Recommend taking the actions necessary to eliminate water from entering the crawlspace. This is the top priority and should be addressed first.

- 1) **Negative Grading** - Recommend engaging a qualified professional, such as a landscaping or excavation company, to further evaluate the grading around the house. The ground should slope away at least 6" in the first 10' to ensure all surface water is easily carried away from the house. Level ground or less than a 6"/10' slope is not adequate to prevent water intrusion and potential future foundation issues.
- 2) **Gutters/ Downspouts** - Recommend engaging a qualified professional to evaluate and restore all gutters to proper working condition.
- 3) **Crawlspace Vapor Barrier** - The vapor barrier is a minimum of 6mil plastic that covers the entire floor of the crawlspace. The plastic is then extended at least 6" up the exterior foundation walls and around all floor structure support pillars. The plastic is then sealed at all seams and sealed to the foundation and support pillars. The idea is to create a permanent impenetrable barrier that traps all water and moisture below the plastic to keep it from entering the crawlspace, then the house/ attic.

Recommend engaging a qualified organization to further evaluate the crawlspace and provide options related to improving the conditions now and preventing future mold growth.

Recommendation

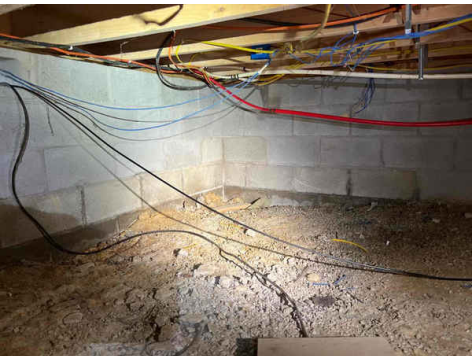
Contact a qualified professional.



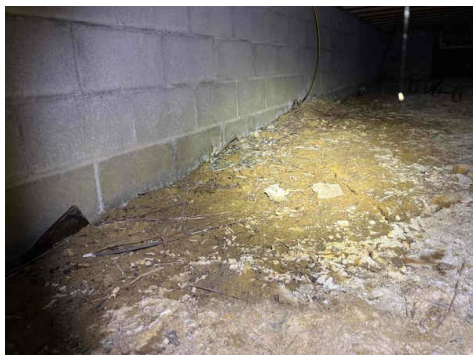
Crawlspace - Missing Vapor Barrier - Example



Crawlspace - Missing Vapor Barrier - Example



Crawlspace - Efflorescence, Water Intrusion - Example



Crawlspace - Efflorescence, Water Intrusion - Example



Crawlspace - Efflorescence, Water Intrusion - Example

11.3.1 House Floor Structure

CROSS-BRACING NOT SECURE - IN CRAWLSPACE



Medium - Needs Attention

The cross-bracing in the ceiling of the crawlspace is not secured to the entire floor structure of the house. They do not appear to have been attached during the original construction of the house. Cross-bracing the floor joists makes the wood frame floor system stiffer, consequently preventing twisting, deflection, squeaking, sagging and bouncing. This is a structural concern, recommend engaging a qualified professional to further evaluate and properly install the cross-bracing.



Crawlspace - Cross-bracing Not Installed - Small Example Only

Recommendation

Contact a qualified professional.

12: OTHER POTENTIAL ITEMS

Information

Potential Mold Present

There is evidence of fungal growth in the form of potential mold in the sample areas identified in the pictures.

The only way to know if it is mold is to have the substance tested by a lab.

This information is being provided as a courtesy to the customer. A complete mold inspection was not conducted and no testing was conducted, it was not in the scope of the services purchased by the customer. Tri-State Smart Home Solutions LLC offers mold inspection services, mold testing services, and indoor air quality testing. The customer would need to contract separately and at an additional cost for these services to be performed.

(Representative/ Sample Pictures)



Crawlspace - Potential Mold - Example



Crawlspace - Potential Mold - Example



Crawlspace - Potential Mold - Example

13: COSMETIC & MAINTENANCE ITEMS

Information

Cosmetic and Maintenance Items

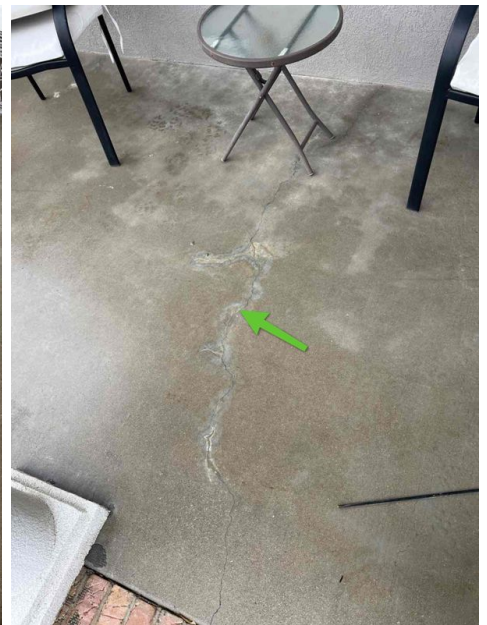
The pictures identify cosmetic or maintenance items. By definition, they do not rise to the level of being a material defect defined as either a safety hazard or a defect that could affect the value of the house. See picture labels for locations and descriptions.



Front of House, Birds Nest



Front Porch, Cosmetic Cracks, Recommend Sealing



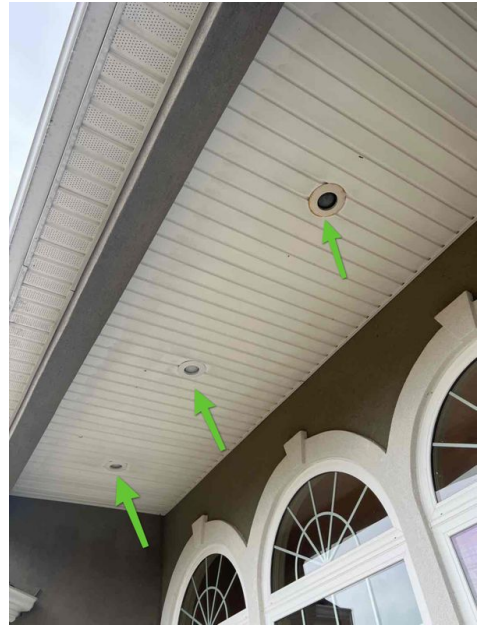
Front Porch, Cosmetic Cracks, Recommend Sealing



Driveway Cracks, Cosmetic,
Recommend Sealing



Dryer Vent Needs Cleaning



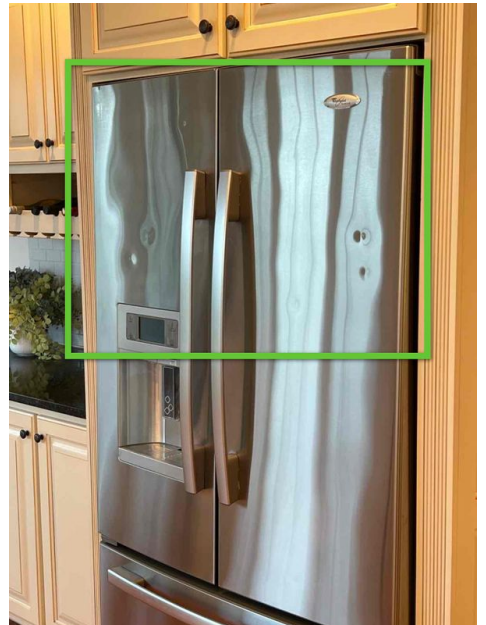
Rear Patio, Light Rings Rusting



Exterior Trim Needs Painted -
Example



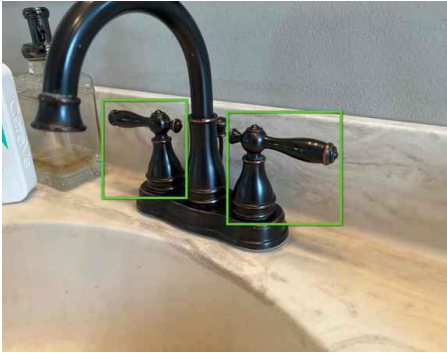
Recommend Sealing Exterior of
Windows - Example



Cosmetic, Refrigerator Damaged



Dining Room to Patio Door,
Weatherstripping Damage



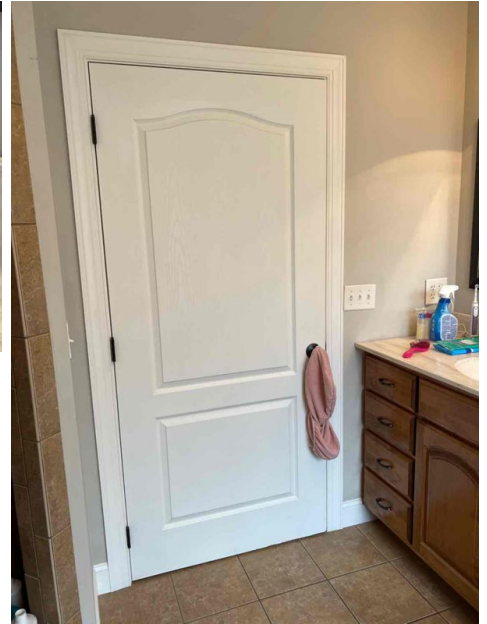
Master Bathroom - Left Sink -
Handles Not Secure

Example - Carpet Deterioration



Master Bathroom - Right Sink -
Handles Not Secure

Owners Suite, Door Trim Missing



Owner Suite, Bathroom Door Does
Not Latch



Jack & Jill, Vanity Top Not Secure



1st Floor, Hallway Closet, Light Not
Working (bulb?)



Front Door, Interior Trim Missing



Front Door, Weatherstripping
Damage



1st Floor 1/2 Bathroom, Toilet Not Flushing Correctly



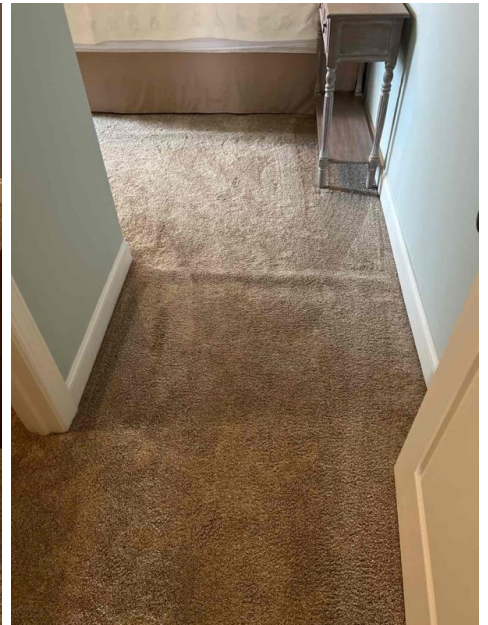
1st Floor 1/2 Bathroom, Sink Not Secure



2nd Floor Family Room, Window Does Not Lock



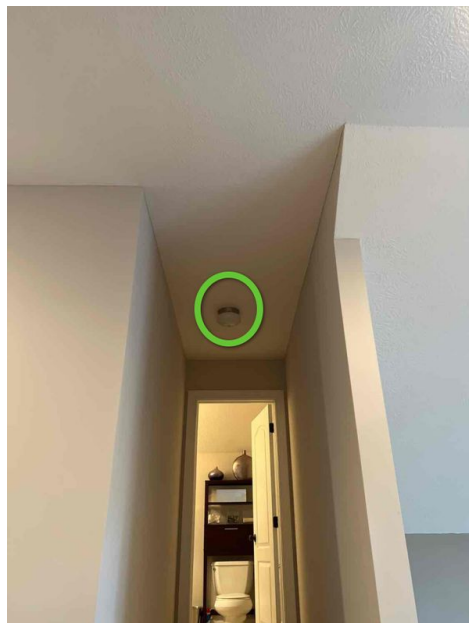
2nd Floor Family Room, Carpet Deterioration - Example



2nd Floor Bedroom, Carpet Deterioration - Example



2nd Floor Family Room, Ceiling Fan Noisy



2nd Floor Bathroom, Vanity Not Secure

Outside 2nd Floor Bathroom, Light
Not Working (bulb?)



2nd Floor Family Room, Carpet
Deterioration - Example

14: REFERENCE PICTURES

Information

Exterior Reference Pictures



Front of House



Right Side of House



Rear of House



Left Side of House



Front Porch

Attached Garage



Attached Garage



Attached Garage



Attached Garage

Interior Reference Pictures



Kitchen



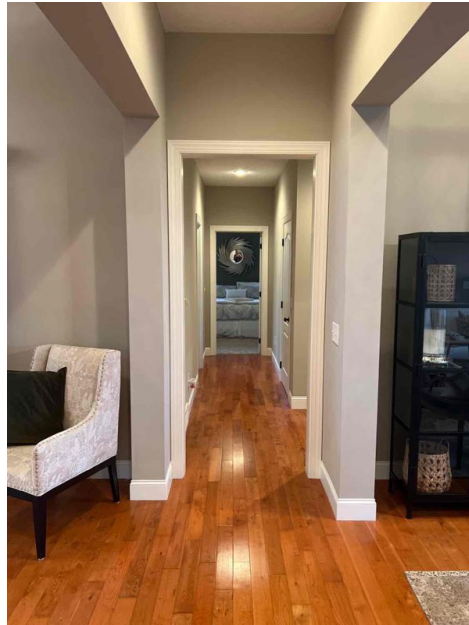
Living Room



Dining Room



Hallway



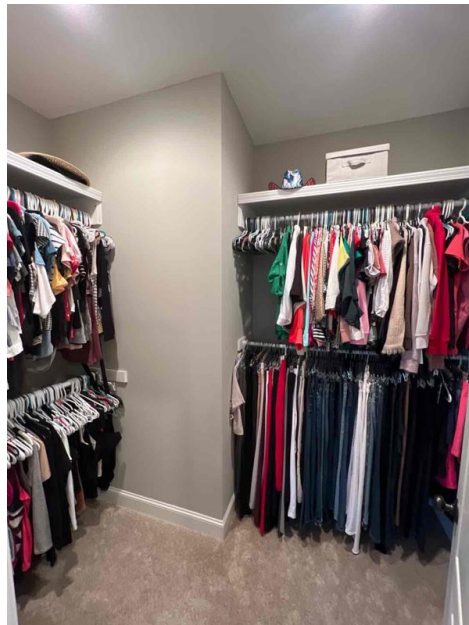
Hallway



Foyer



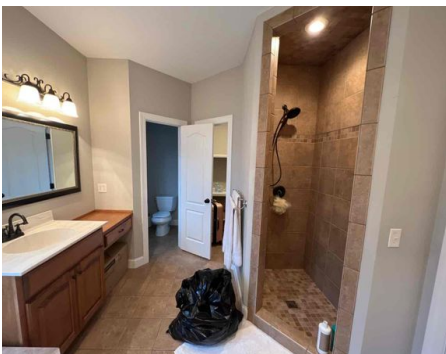
Owners Suite



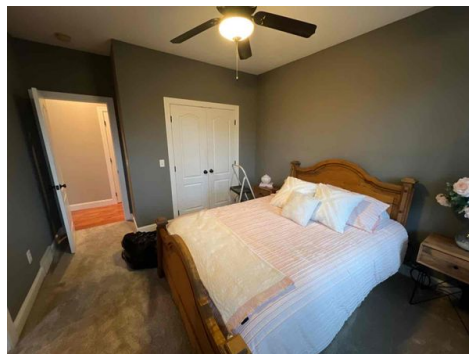
Owners Suite



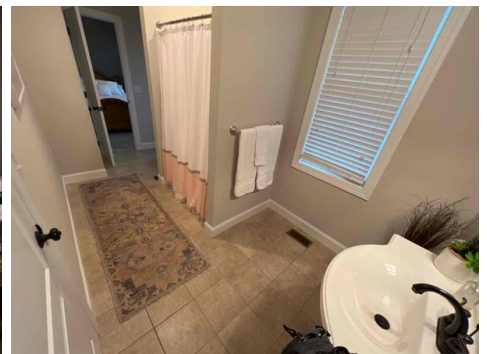
Owners Suite



Owners Suite



1st Floor Front Center Bedroom



1st Floor Jack & Jill Bathroom



1st Floor End Bedroom



1st Floor, 1/2 Bathroom



Stairs to 2nd Floor



Stairs to 2nd Floor



2nd Floor, Office



2nd Floor Suite



2nd Floor Suite



2nd Floor Suite



2nd Floor, Family Room



2nd Floor Hallway

HVAC Reference Pictures



Air Conditioning Units, Left Side of House



Main Floor, Air Conditioning Unit



Main Floor, Air Conditioning Unit
Age, 2009



2nd Floor, Air Conditioning Unit



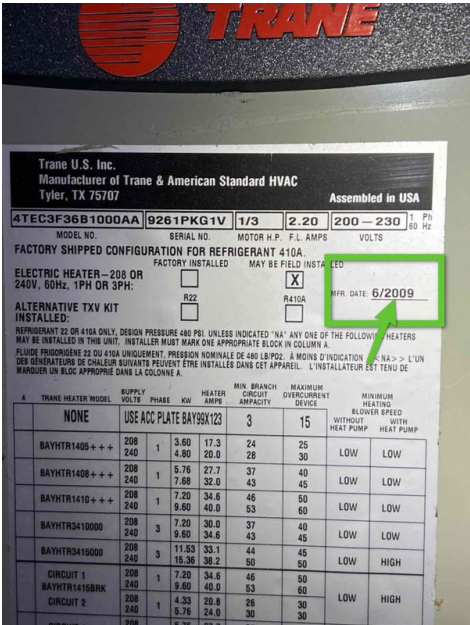
2nd Floor, Air Conditioning Unit Age, 2009



2nd Floor Thermostat, Family Room



2nd Floor Furnace, Attic



2nd Floor Furnace, Attic, Age, 2009



2nd Floor Furnace, Attic



2nd Floor, Heating Temperature



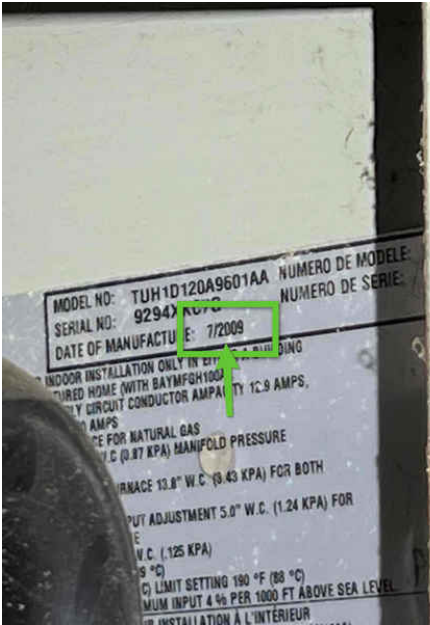
First Floor Furnace, Crawlspace



First Floor Furnace, Crawlspace



First Floor Furnace, Crawlspace



First Floor Furnace Age, 2009,
Crawlspace

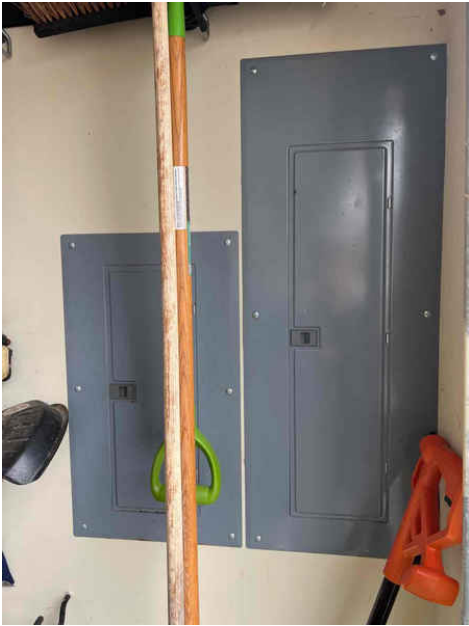


1st Floor Furnace Heating
Temperature

Electrical Reference Pictures



Power Service Entrance Cables, Right
Side of House



Main Electrical Panels, Attached
Garage



Right Electrical Panel, Attached
Garage



Right Electrical Panel, Attached Garage



Left Electrical Panel, Attached Garage

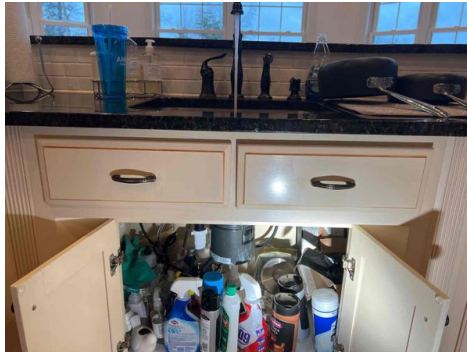


Left Electrical Panel, Attached Garage

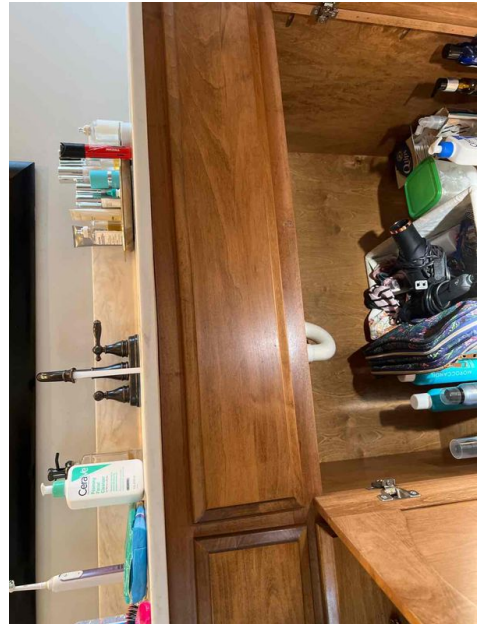
Plumbing Reference Pictures



Main Fuel Shutoff, Left Side of House



Kitchen



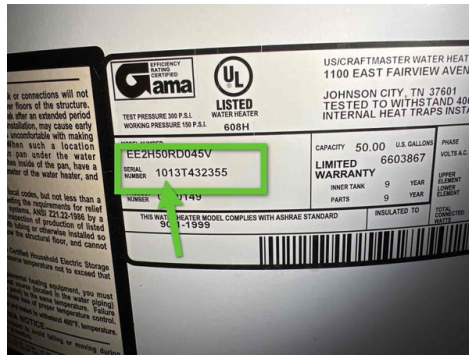
Owner Suite, Left Sink



Owner Suite, Right Sink



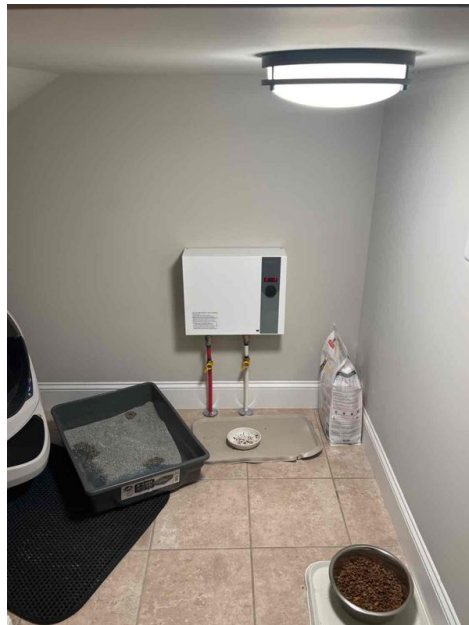
Owner Suite, Hot Water Tank



Owner Suite, Hot Water Tank Age, 2010



Jack & Jill Bathroom



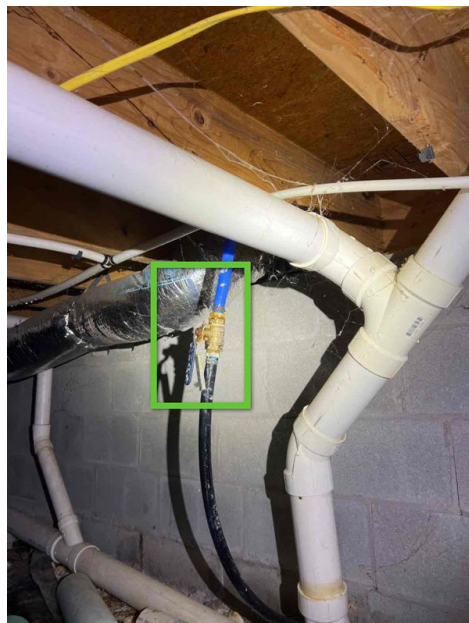
Laundry Room, Hot Water Heater



Laundry Room, Hot Water Heater



2nd Floor Bathroom



Main Water Shutoff Valve, Crawlspace

Crawlspace Reference Pictures



Crawlspace Access, Rear of House



Crawlspace



Crawlspace



Crawlspace



Crawlspace

Attic Reference Pictures



Garage Attic



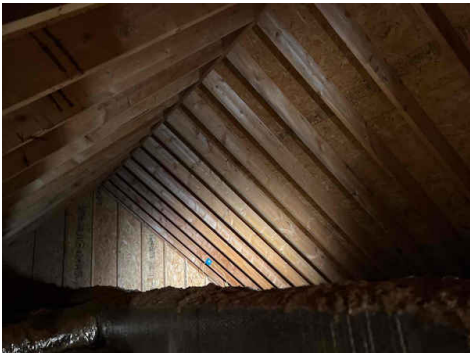
Garage Attic



Lower House Attic



Attic



Upper House Attic



Upper House Attic