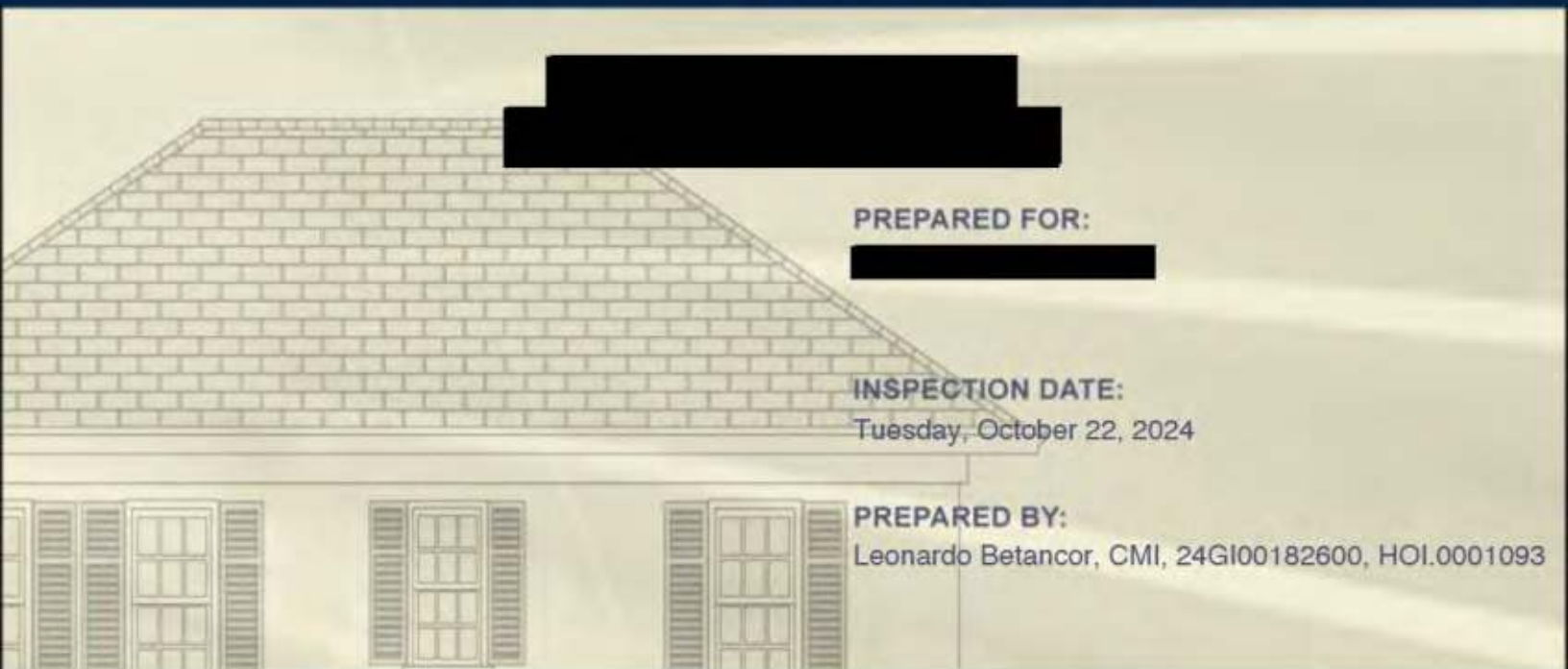




Your Inspection Report



PREPARED FOR:

INSPECTION DATE:

Tuesday, October 22, 2024

PREPARED BY:

Leonardo Betancor, CMI, 24GI00182600, HOI.0001093



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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

WALLS \ EIFS (Exterior Insulation and Finishing System)

Condition: • Possible water infiltration behind EIFS

It appears that the small roof section above the front EIFS facade has an improper slope, pitched downward towards the building instead of away from it. This is causing water to seep into the wall cavity, as confirmed by thermal imaging and moisture readings. The first step in correcting this issue will be to rebuild the small roof sections with the correct pitch and open the wall cavity to inspect for water damage and mold.



1. Possible water infiltration behind EIFS



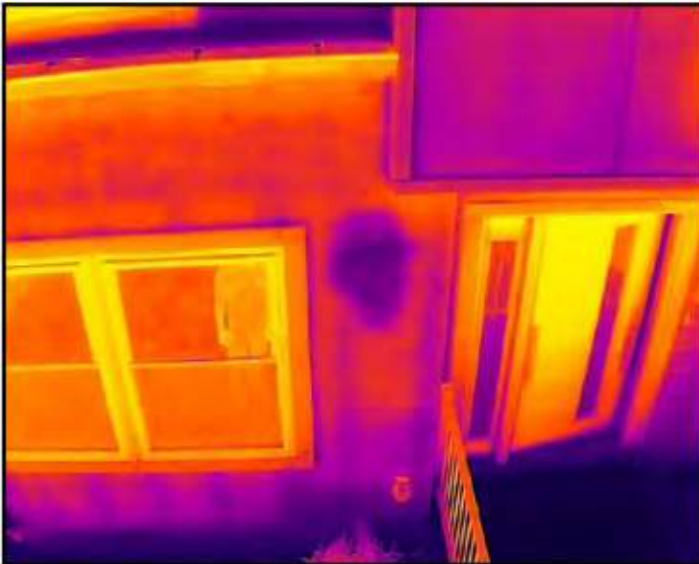
2. Possible water infiltration behind EIFS



3. Possible water infiltration behind EIFS



4. Possible water infiltration behind EIFS



5. Possible water infiltration behind EIFS



6. Possible water infiltration behind EIFS



7. Possible water infiltration behind EIFS



8. Possible water infiltration behind EIFS



9. Possible water infiltration behind EIFS



10. Possible water infiltration behind EIFS

Condition: • Possible water infiltration behind EIFS

It appears that artillery fungus is growing in the mulch near the EIFS siding, possibly due to a moisture issue behind the siding. This type of fungus thrives in moist, decaying organic matter and shoots tiny black spores onto nearby surfaces, creating small, tar-like specks that stick to walls and siding. The suspected water issue behind the EIFS could be contributing to the favorable conditions for this fungus. To address this, it's essential to investigate and resolve any water intrusion issues behind the siding, and consider replacing the mulch with non-organic alternatives, such as stones, or refreshing it regularly to discourage fungal growth.



11. Possible water infiltration behind EIFS

Heating

GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • [Poor vent location, arrangement](#)

The exhaust and intake piping should be spaced at least 12 inches apart to ensure proper ventilation. Also, as per manufacturers instructions, combustion air vent pipe should be installed at a minimum of 12" above the highest anticipated snow level. In its current location, a winter storm can easily accumulate above the intake opening. A lack of combustion air (oxygen) can create what is called an incomplete combustion, which results in the system exhausting carbon monoxide and soot along with other gases. If the intake pipe becomes completely blocked, the system will likely stall and turn off as it can't pull in the required air for the combustion process. Intake vent should also have a screen to protect from animals and insects from entering.

Implication(s): Equipment not operating properly | Equipment inoperative | Hazardous combustion products entering home

Location: Both units (high efficiency furnace and water heater)

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SUMMARY

ROOFING

EXTERIOR

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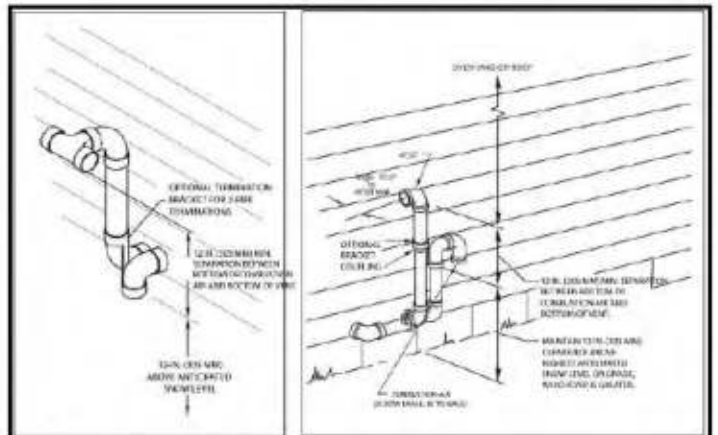
12. Poor vent location, arrangement



13. Poor vent location, arrangement



14. Poor vent location, arrangement



15. Poor vent location, arrangement

Condition: • [Poor vent location, arrangement](#)

Missing vent piping

Implication(s): Equipment not operating properly | Equipment inoperative | Hazardous combustion products

entering home



16. Poor vent location, arrangement

Cooling & Heat Pump

AIR CONDITIONING \ Compressor

Condition: • Vegetation around compressor

Decreased efficiency

Implication(s): Decreased efficiency



17. Vegetation around compressor



18. Vegetation around compressor

Plumbing

GAS SUPPLY \ Gas piping

Condition: • [Missing shut off valve](#)

Implication(s): Difficult to service

Location: Laundry Area



19. Missing shut off valve

WASTE PLUMBING \ Drain piping - performance

Condition: • Sewer scope inspection is highly recommended

Given that the home was built over 50-70 years ago prior to the remodel, it is likely that much of the lateral sewer line is original and should undergo a thorough inspection.

WASTE PLUMBING \ Sump pump

Condition: • Sump pump discharge point was not found at time of the inspection

Task: Further evaluation



20. Sump pump discharge point was not found at...

Condition: • Questionable installation

A lower section of the basement appears to be missing a French drain and sump pump system. Water marks can be seen on the door, approximately 8-10 inches high.

Task: Further evaluation



21. Questionable installation



22. Questionable installation

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23. Questionable installation



24. Questionable installation

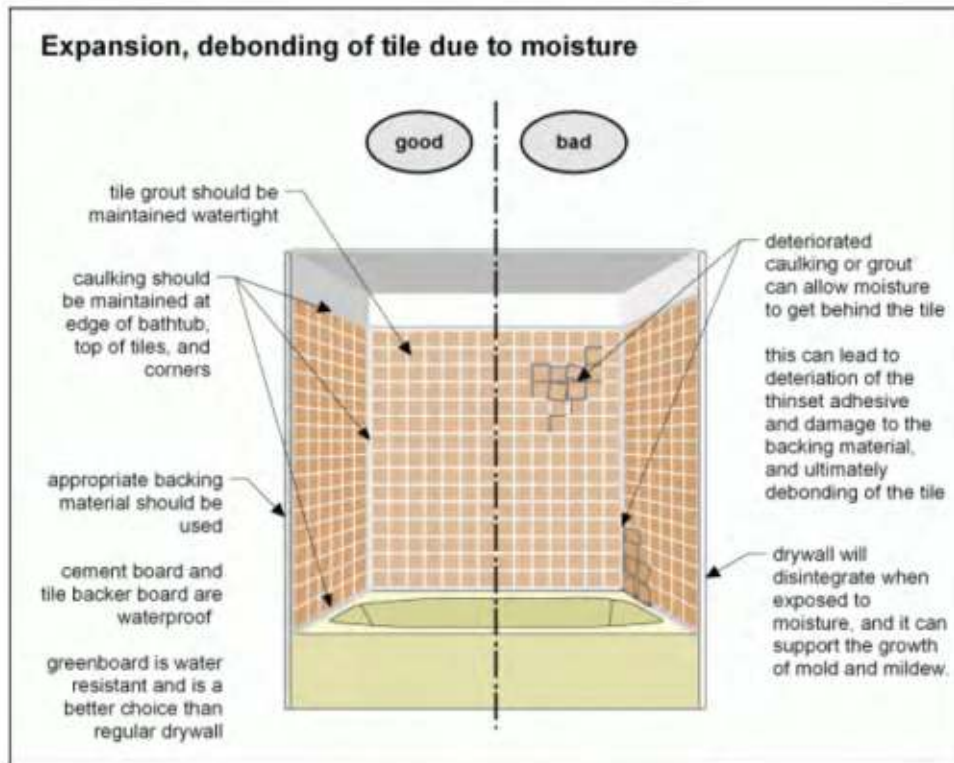
Condition: • Sump pump emergency backup system is highly recommended



25. Sump pump emergency backup system is highly...



26. Sump pump emergency backup system is highly...

FIXTURES AND FAUCETS \ Bathtub enclosure**Condition:** • [Tile loose, broken or missing](#)**Implication(s):** Chance of water damage to structure, finishes and contents**Location:** Basement Bathroom**27.** Tile loose, broken or missing**28.** Tile loose, broken or missing

Interior

WALLS \ General notes

Condition: • Active water leak detected

Implication(s): Chance of movement, Rot, Leakage

Location: Rear Second Floor Bedroom

Task: Further evaluation



29. Active water leak detected



30. Active water leak detected

Condition: • Active water leak detected

The area appears to be located below the EIFS water infiltration point.

Implication(s): Chance of movement, Rot, Leakage

Location: Basement



31. Active water leak detected



32. Active water leak detected



33. Active water leak detected



34. Active water leak detected



35. Active water leak detected

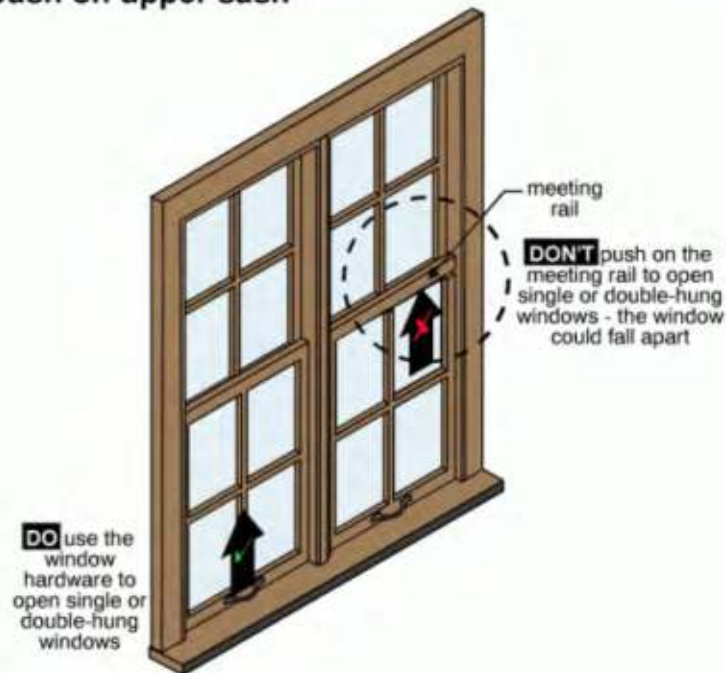
WINDOWS \ Sashes

Condition: • [Sash coming apart](#)

Implication(s): Chance of damage to finishes and structure | Glass breaking

Location: Rear Second Floor Bedroom

Task: Further evaluation

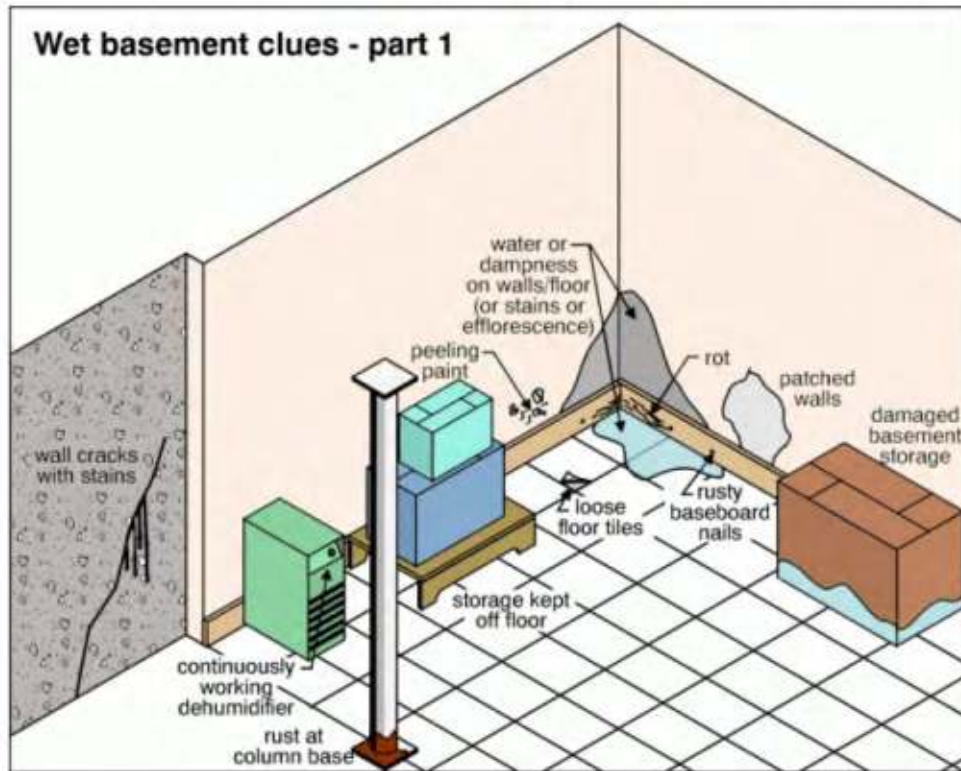
Don't push on upper sash

36. Sash coming apart

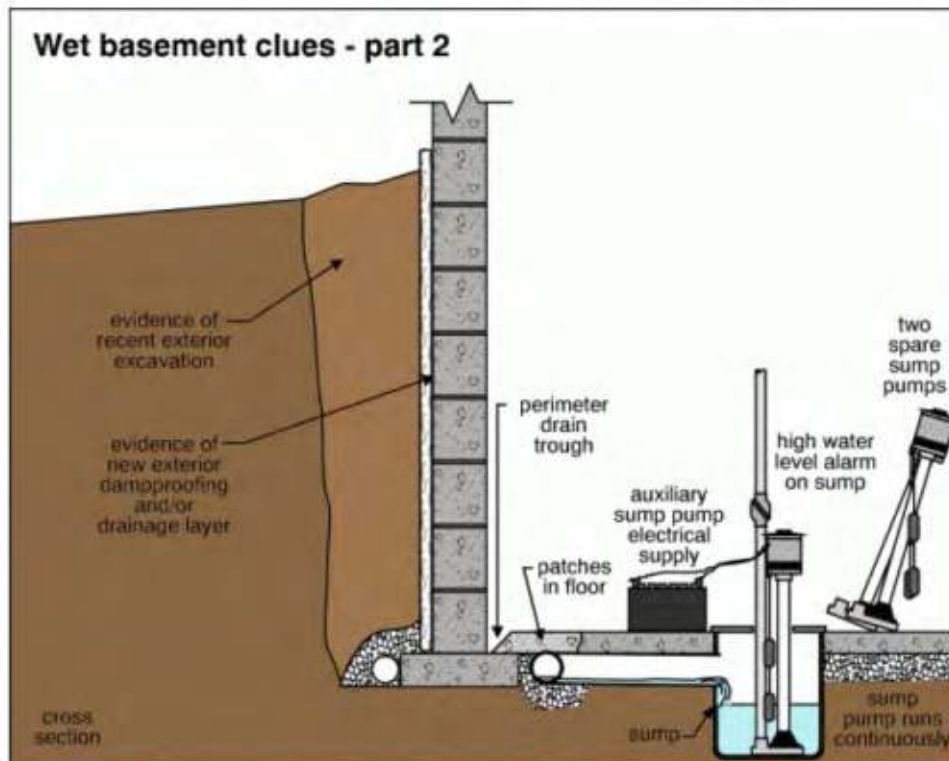
BASEMENT \ Wet basement - evidenceCondition: • [Mold](#)

Implication(s): Chance of water damage to structure, finishes and contents | Contaminants may enter building air

Wet basement clues - part 1



Wet basement clues - part 2



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37. Mold



38. Mold

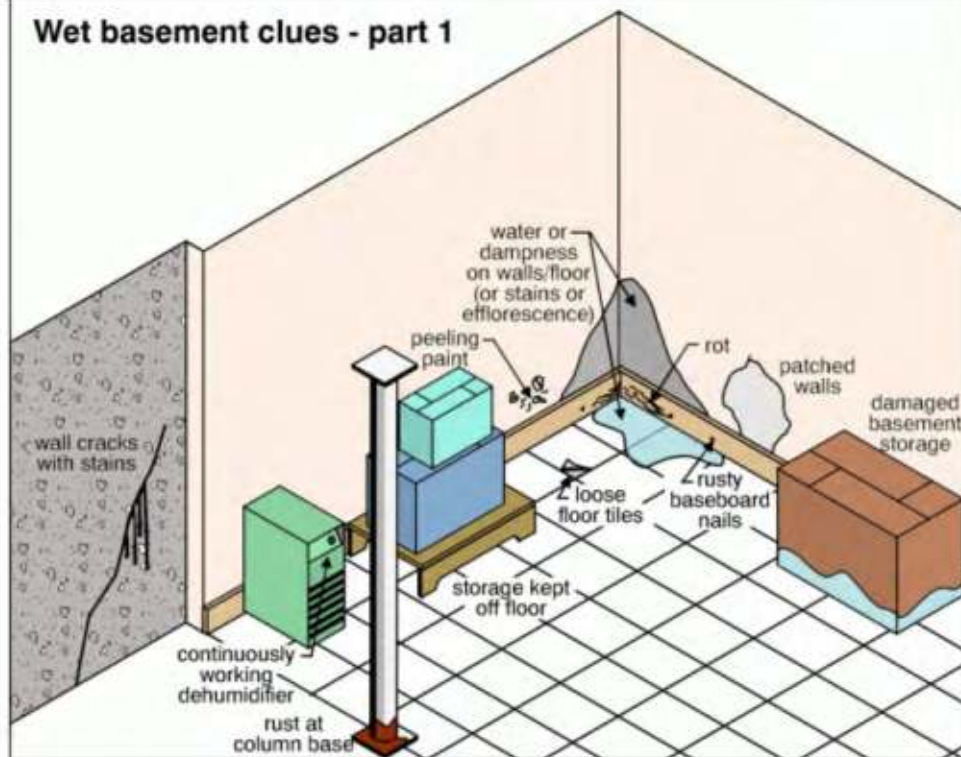


39. Mold

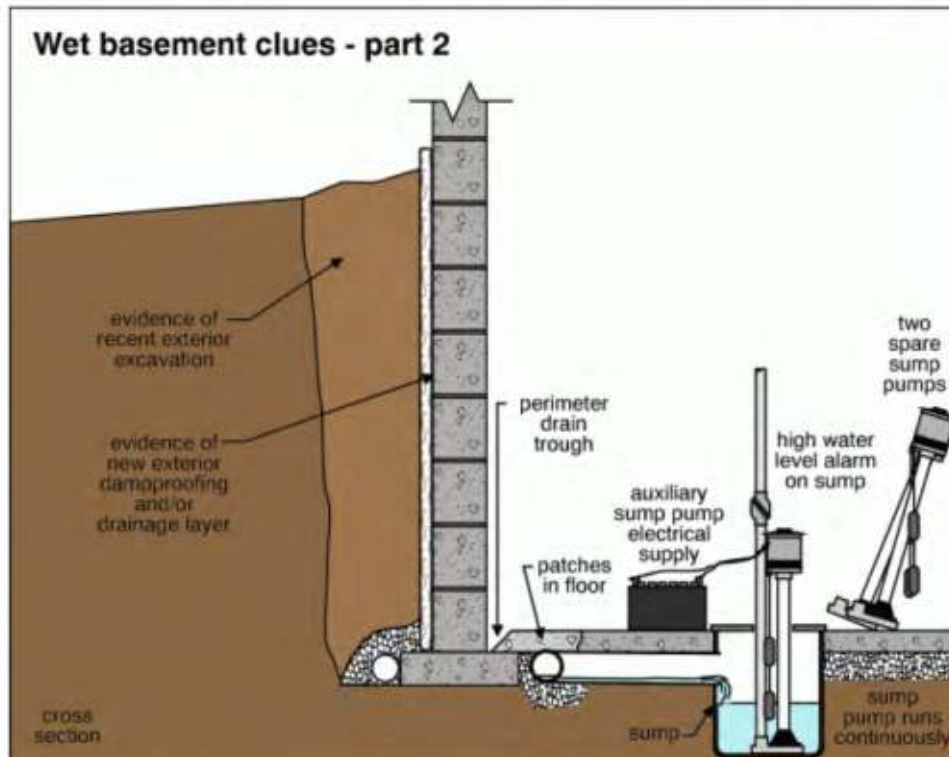
Condition: • [Water marks](#)

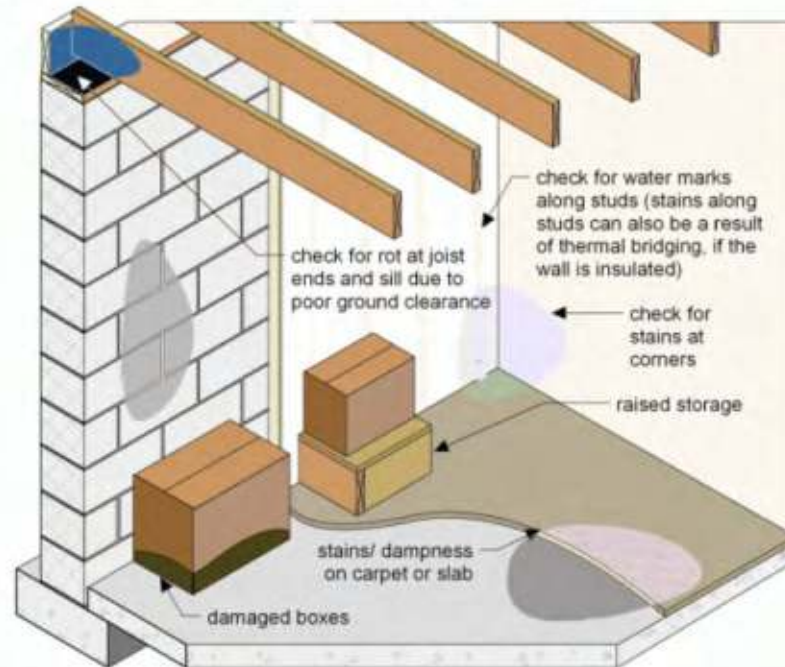
Implication(s): Chance of water damage to structure, finishes and contents

Wet basement clues - part 1



Wet basement clues - part 2



Basement leakage clues - rot, stains or water marks

40. Water marks



41. Water marks

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42. Water marks



43. Water marks



44. Water marks



45. Water marks

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46. Water marks



47. Water marks

Condition: • Humidity levels over 60%

60.9% of relative humidity was detected in basement. Humidity levels over 60% inhibit mold growth.



48. Humidity levels over 60%

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Condition: • Water damage

Implication(s): Chance of water damage to structure, finishes and contents, Material deterioration



49. Water damage

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Mold

Visible organic growth

Implication(s): Health hazard

Location: Garage

Task: Further evaluation and repair



50. Mold



51. Mold

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Condition: • Positive mold test swab

PRESENCE of MICROBIAL GROWTH was detected at the time of the inspection.

Our test kit (SPDN0300) detects protein residues that are on a surface after water damage or due to microbial growth in less than a minute. It detects viable (living) and non-viable (dead) mold spores.

Easy-to-read results allow us to quickly check for microbial growth. A Green result indicates that there is no presence of microbes. The more contamination that is present, the quicker the color change to purple and the darker the color.

Implication(s): Health Hazard

Location: Throughout basement

Task: It is recommended to have a mold remediation company properly clean the mold seen throughout the basement. Given the extent of the issue, some drywall may need to be removed during this process.



52. Positive mold test swab



53. Positive mold test swab



54. Positive mold test swab



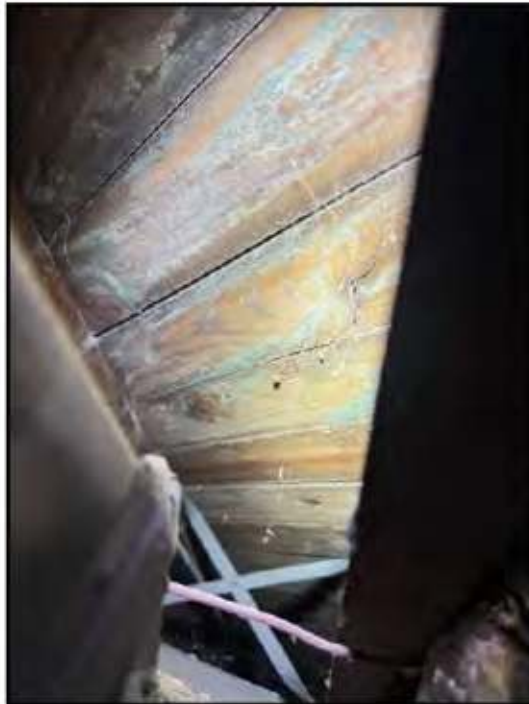
55. Positive mold test swab



56. Positive mold test swab



57. Positive mold test swab



58. Positive mold test swab



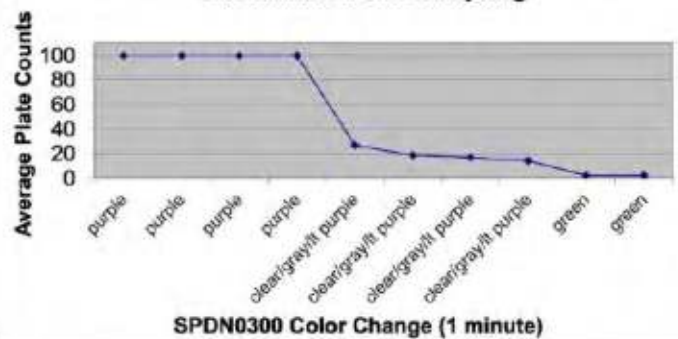
59. Positive mold test swab

Color Results:



60. Positive mold test swab

SPDN0300 vs. Rodac Plate Counts (MEA) -One Minute Post Sampling-



61. Positive mold test swab

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Description

Sloped roofing material: • [Asphalt shingles](#)

Limitations

Inspection performed: • With a drone

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Debris/moss

Debris left on roof

Implication(s): Shortened life expectancy of material



62. Debris/moss

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

2. Condition: • Loose

Recommend nailing flashing down and sealing over nails



63. Loose

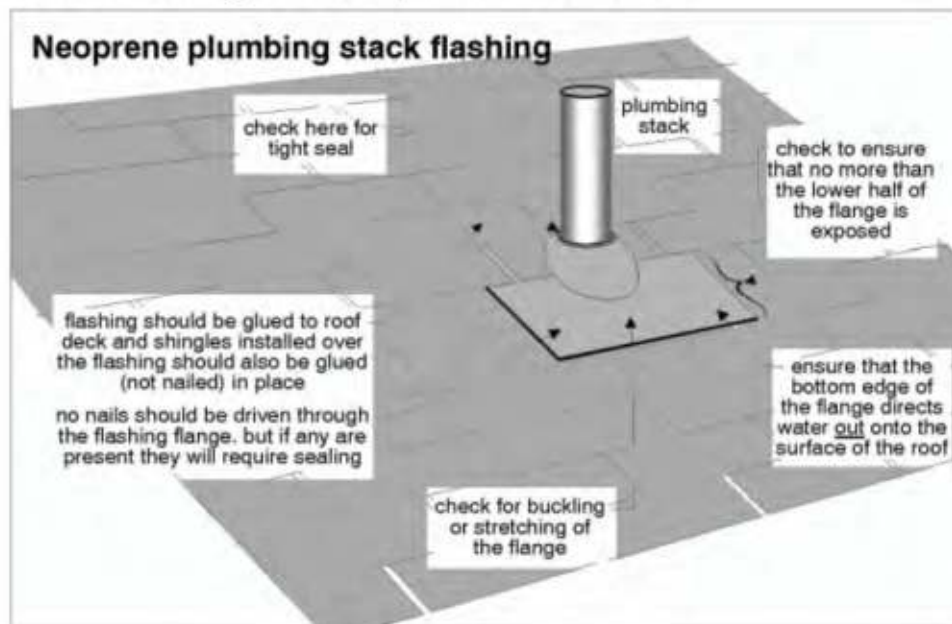


64. Loose

3. Condition: • [Fasteners - exposed / missing](#)

Recommend sealing over fasteners

Implication(s): Chance of water damage to structure, finishes and contents





65. Fasteners - exposed / missing



66. Fasteners - exposed / missing

Description

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Hillside](#)

Wall surfaces and trim: • [Vinyl siding](#) • [Stucco](#) • [EIFS \(Exterior Insulation and Finishing System or Synthetic Stucco\)](#)

Driveway: • Asphalt

Garage: • Attached

Limitations

General: • Notice: A representative sample of exterior components was inspected rather than every occurrence of components. Defects may exist in components and/or sections of components that were not inspected.

Inspection limited/prevented by: • Work in progress

Recommendations

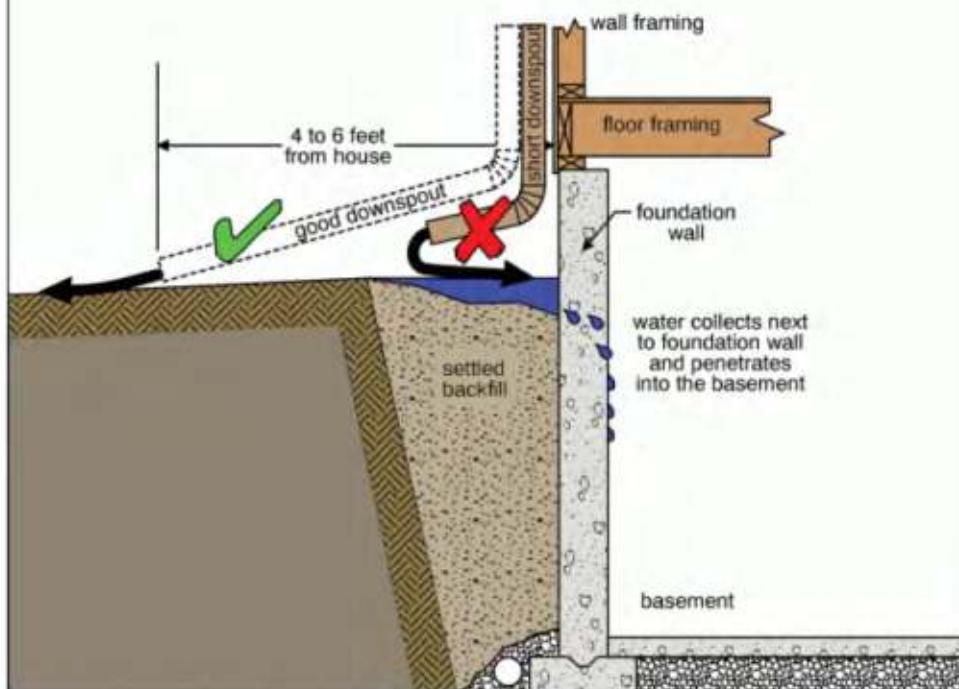
ROOF DRAINAGE \ Downspouts

4. Condition: • [Discharge too close to building](#)

Implication(s): Chance of water damage to structure, finishes and contents

Gutter and downspout installation



Downspout extension too short

67. Discharge too close to building



68. Discharge too close to building



69. Discharge too close to building



70. Discharge too close to building

WALLS \ Trim**5. Condition:** • Exposed fasteners

Recommend sealing nails holes to prevent them from rusting.

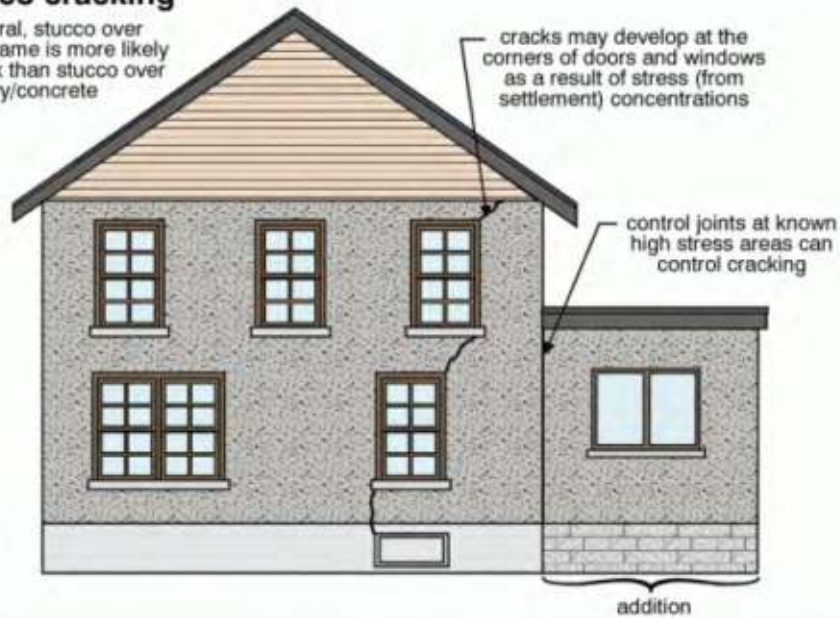


71. Exposed fasteners

WALLS \ Vinyl siding**6. Condition:** • [Mechanical damage](#)**Implication(s):** Chance of water damage to structure, finishes and contents**72. Mechanical damage****73. Mechanical damage****WALLS \ EIFS (Exterior Insulation and Finishing System)****7. Condition:** • [Cracked](#)**Implication(s):** Chance of water damage to structure, finishes and contents | Material deterioration**Location:** Left Side

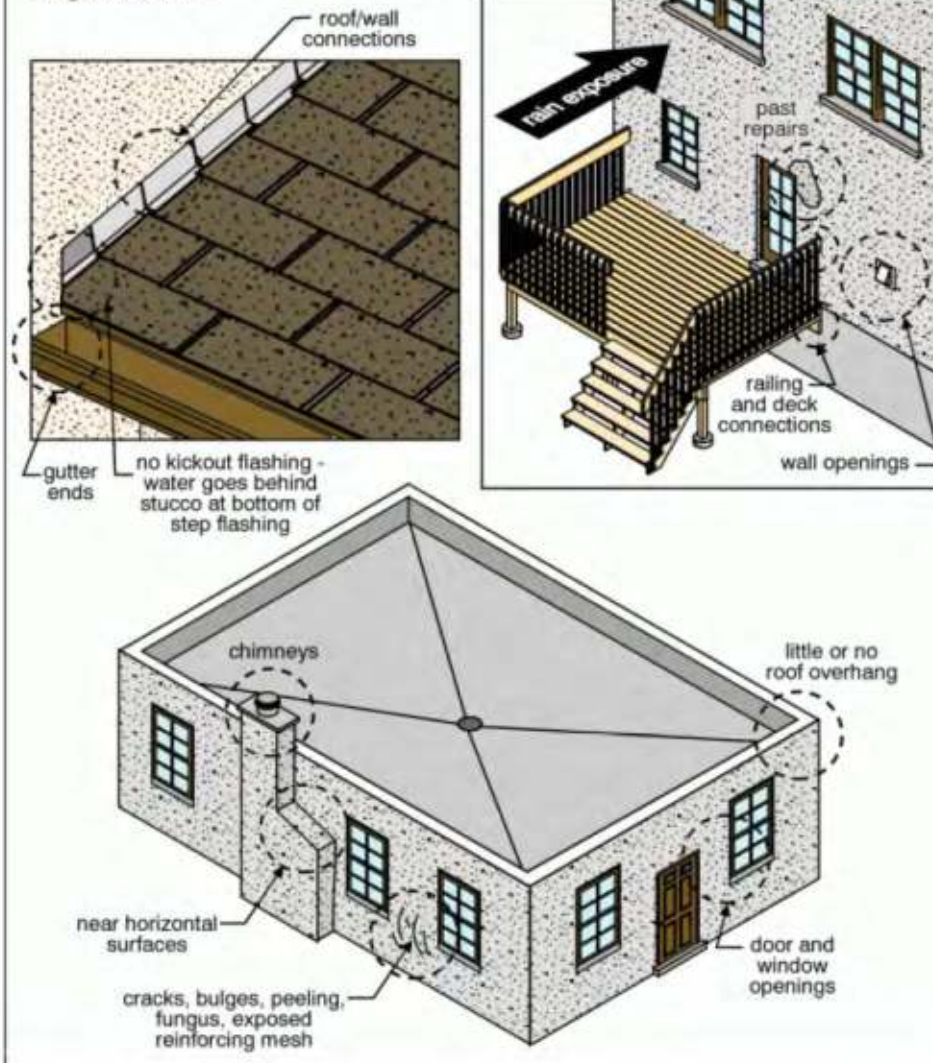
Stucco cracking

in general, stucco over wood frame is more likely to crack than stucco over masonry/concrete



Exterior inspection strategy for EIFS

things to watch for:





74. Cracked

8. Condition: • [Bulging](#)

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Location: Left Side

Task: Further evaluation



75. Bulging

9. Condition: • Unsealed openings**76. Unsealed openings****10. Condition:** • Possible water infiltration behind EIFS

It appears that the small roof section above the front EIFS facade has an improper slope, pitched downward towards the building instead of away from it. This is causing water to seep into the wall cavity, as confirmed by thermal imaging and moisture readings. The first step in correcting this issue will be to rebuild the small roof sections with the correct pitch and open the wall cavity to inspect for water damage and mold.

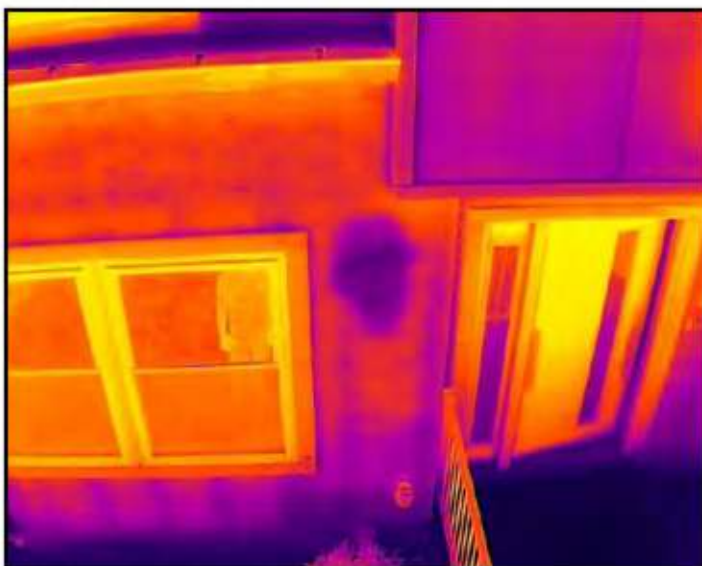
**77. Possible water infiltration behind EIFS****78. Possible water infiltration behind EIFS**



79. Possible water infiltration behind EIFS



80. Possible water infiltration behind EIFS



81. Possible water infiltration behind EIFS



82. Possible water infiltration behind EIFS



83. Possible water infiltration behind EIFS



84. Possible water infiltration behind EIFS



85. Possible water infiltration behind EIFS



86. Possible water infiltration behind EIFS

11. Condition: • Possible water infiltration behind EIFS

It appears that artillery fungus is growing in the mulch near the EIFS siding, possibly due to a moisture issue behind the siding. This type of fungus thrives in moist, decaying organic matter and shoots tiny black spores onto nearby surfaces,

creating small, tar-like specks that stick to walls and siding. The suspected water issue behind the EIFS could be contributing to the favorable conditions for this fungus. To address this, it's essential to investigate and resolve any water intrusion issues behind the siding, and consider replacing the mulch with non-organic alternatives, such as stones, or refreshing it regularly to discourage fungal growth.



87. Possible water infiltration behind EIFS

EXTERIOR GLASS/WINDOWS \ General notes

12. Condition: • Damage

Location: Various



88. *Damage*

EXTERIOR GLASS/WINDOWS \ Exterior trim

13. Condition: • [Missing or loose pieces](#)

Implication(s): Chance of water damage to structure, finishes and contents



89. *Missing or loose pieces*

14. Condition: • [Missing or loose pieces](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front



90. Missing or loose pieces

EXTERIOR GLASS/WINDOWS \ Window wells

15. Condition: • Window well cover missing



91. Window well cover missing

DOORS \ Doors and frames

16. Condition: • Paint or stain needed

Location: Front



92. Paint or stain needed

17. Condition: • Poor support under threshold

Location: Front



93. Poor support under threshold

DOORS \ Exterior trim

18. Condition: • [Damaged, cracked or loose](#)

Implication(s): Chance of damage to finishes and structure



94. Damaged, cracked or loose



95. Damaged, cracked or loose

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes**19. Condition:** • Poorly built**Implication(s):** Weakened structure**Location:** Rear 211

96. Poorly built



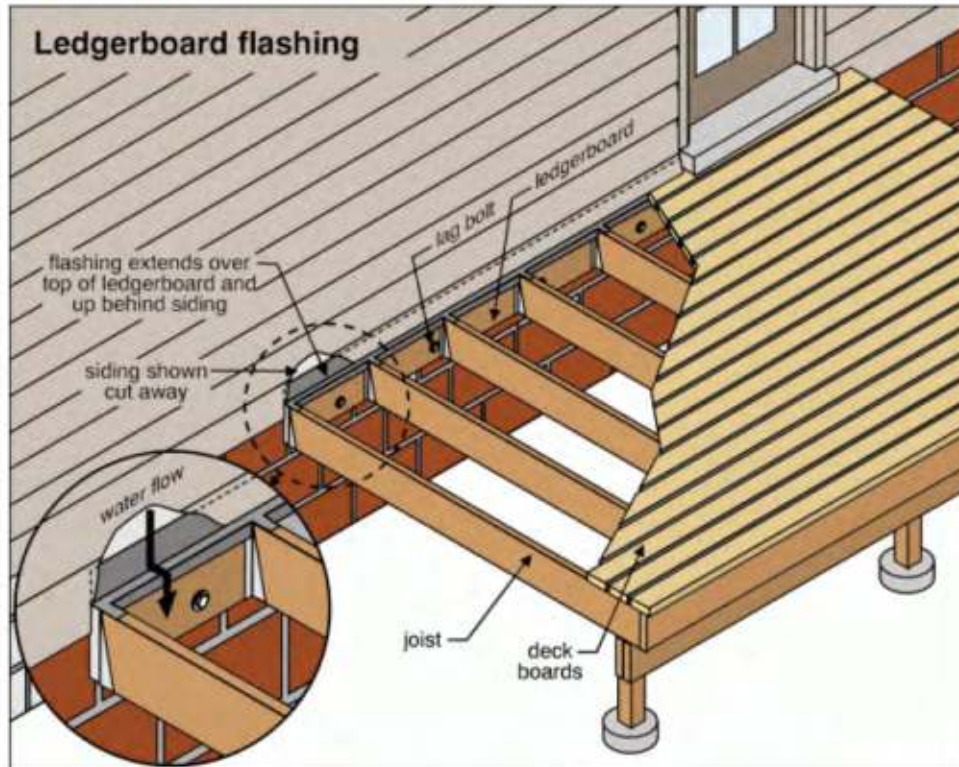
97. Poorly built

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

20. Condition: • [Missing flashing at deck connection](#)

Flashing should be continuous

Implication(s): Weakened structure | Chance of movement



98. Missing flashing at deck connection

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

21. Condition: • [Loose](#)

Implication(s): Fall hazard

Location: Front



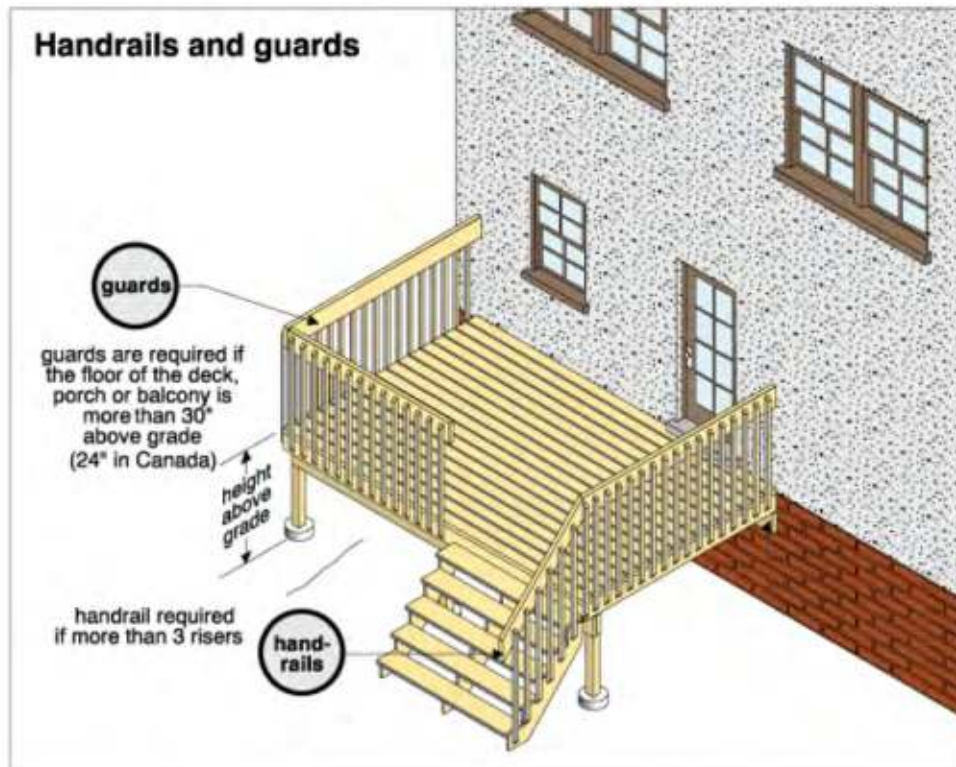
99. Loose

22. Condition: • [Ineffective](#)

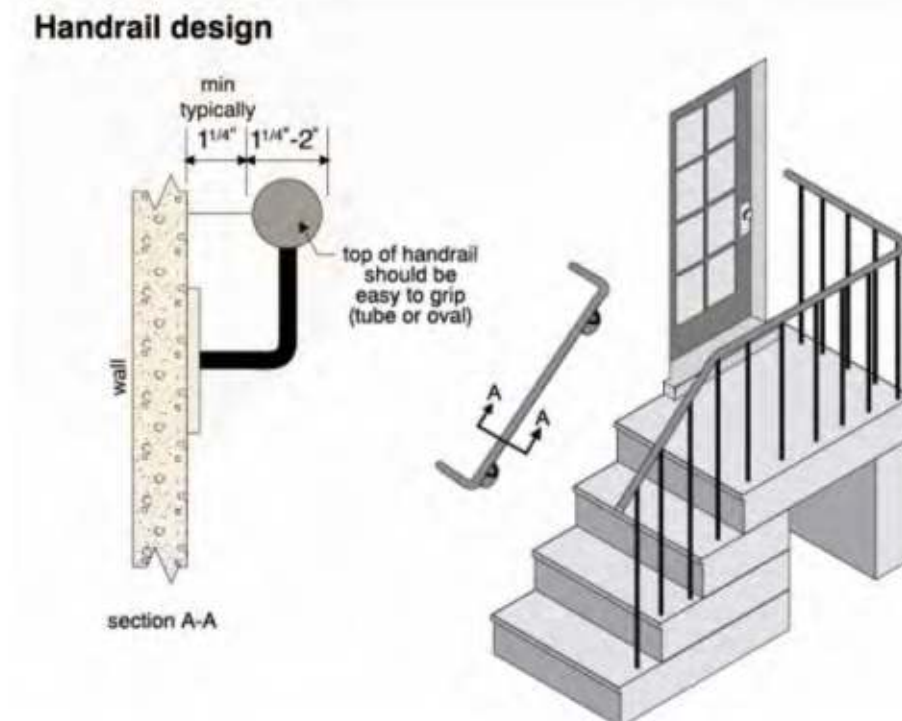
Implication(s): Fall hazard

Location: Rear

Handrails and guards



Handrail design





100. Ineffective

LANDSCAPING \ General notes

23. Condition: • Vines on building

Implication(s): Chance of damage to finishes | Chance of pests entering building

Location: Basement



101. Vines on building

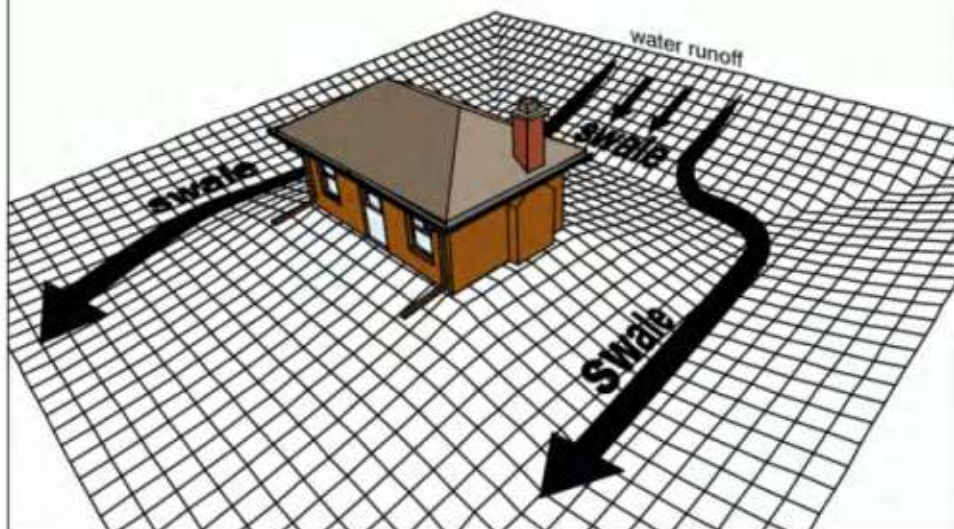
LANDSCAPING \ Lot grading

24. Condition: • [Improper slope or drainage](#)

Implication(s): Chance of water damage to structure, finishes and contents

Recommended grading slopes**Swales**

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation





102. Improper slope or drainage



103. Improper slope or drainage

LANDSCAPING \ Walkway

25. Condition: • [Uneven \(trip hazard\)](#)

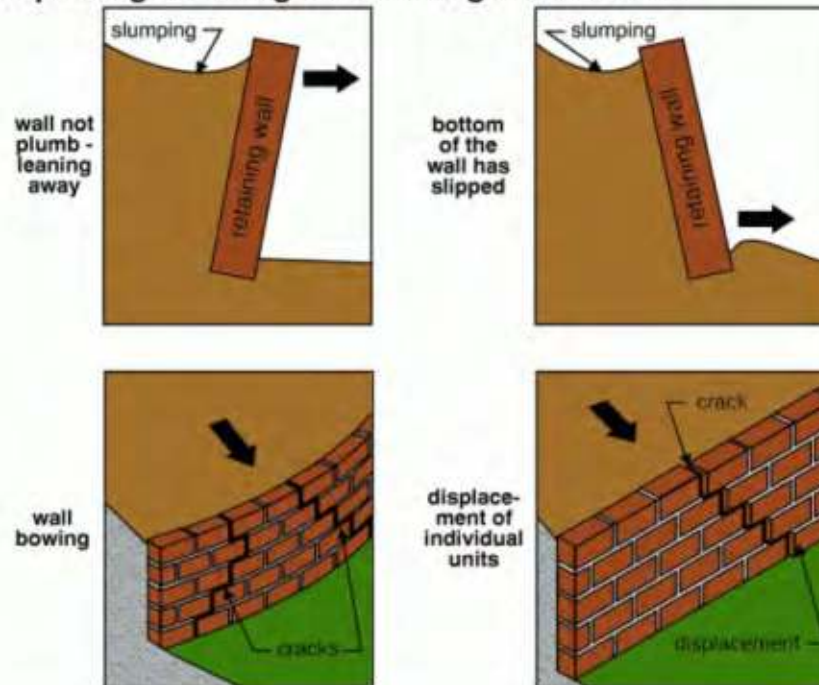
Implication(s): Physical injury



104. Uneven (trip hazard)

LANDSCAPING \ Retaining wall26. Condition: • [Leaning](#)

Implication(s): Weakened structure | Chance of movement

Inspecting retaining walls - things to watch for

105. Leaning

LANDSCAPING \ Fence

27. Condition: • Leaning

Implication(s): Chance of movement | Damage or physical injury due to falling materials



106. Leaning

OTHER \ Observations

28. Condition: • Debris seen under deck



107. Construction debris seen under deck

Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#) • Concrete

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Rafter/ceiling joists

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Storage • New finishes/paint • Insulation

Attic/roof space: • Entered but access was limited

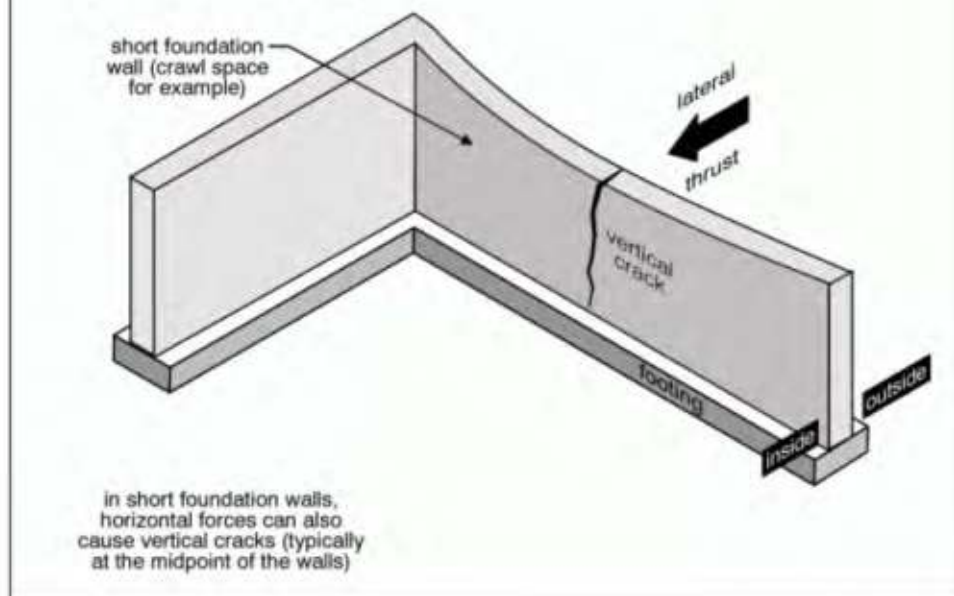
Recommendations

FOUNDATIONS \ General notes

29. Condition: • [Cracked](#)

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Vertical foundation cracks





108. Cracked



109. Cracked



110. Cracked

ROOF FRAMING \ Sheathing (roof/attic)**30. Condition:** • [Water stains](#)**Implication(s):** Material deterioration

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ROOFING

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PLUMBING

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REFERENCE

Location: Attic**111.** *Water stains*

Description

Service size:

- [200 Amps \(240 Volts\)](#)



112. 200 Amps (240 Volts)

Main disconnect/service box type and location: • [Breakers - basement](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Limitations

General: • Notice: Electrical components concealed behind finished surfaces are not inspected.

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

31. Condition: • Uninsulated Service Entrance wire holder

Having an uninsulated service entrance wire holder can pose several potential risks and drawbacks:

- **Electrical Safety:** An uninsulated holder could present a higher risk of electrical shock or short-circuits, especially if improperly handled or if adjacent materials are conductive.
- **Weather Vulnerability:** Lack of insulation could make the wire holder more susceptible to environmental factors like rain, which may increase the risk of corrosion or electrical issues.
- **Local Code Violations:** Depending on local building codes or utility regulations, an uninsulated wire holder may not be up to standard, potentially resulting in fines or required modifications.

- Durability: Uninsulated holders may wear out more quickly, requiring more frequent replacements or adjustments over time.
- Potential for Arcing: There's a higher risk of electrical arcing between the wire and the holder if they are both uninsulated, which could lead to fires or other electrical hazards.
- Reduced Energy Efficiency: While not a direct impact of the holder itself, an uninsulated system can indicate other areas where electrical infrastructure may not be optimized, leading to energy loss.



113. Uninsulated Service Entrance wire holder

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

32. Condition: • Wires too close to siding



114.

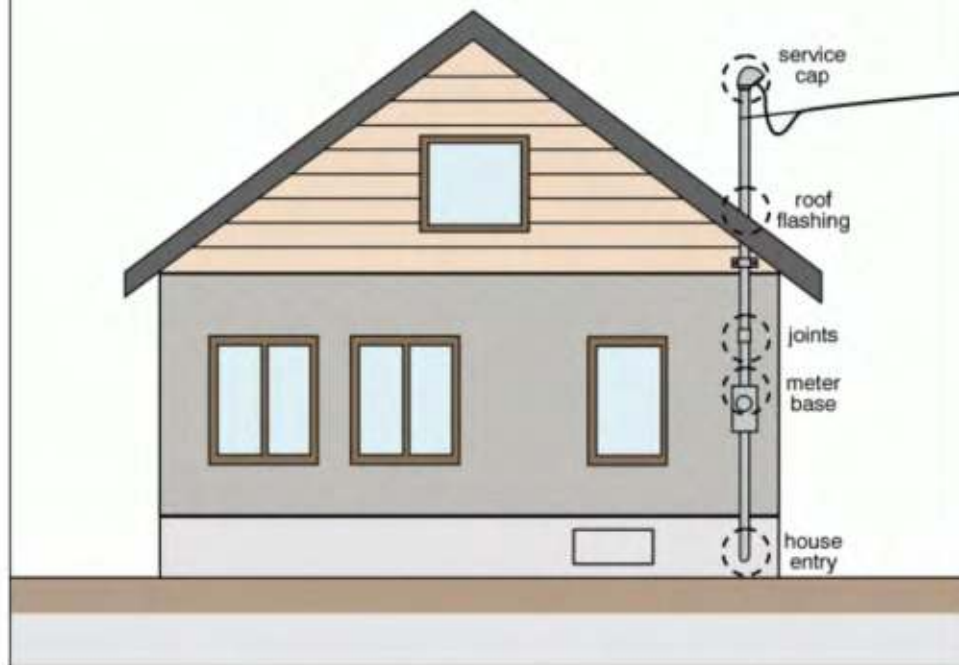
SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

33. Condition: • [Rust or water in panel](#)

Implication(s): Electric shock | Fire hazard

Task: Monitor

Service entrance - areas of potential water entry



115. Rust or water in panel

DISTRIBUTION SYSTEM \ Junction boxes**34. Condition:** • Open knockout**Location:** Exterior**116.** *Open knockout***DISTRIBUTION SYSTEM \ Outlets (receptacles)****35. Condition:** • [Loose](#)**Implication(s):** Electric shock | Fire hazard**Location:** Basement**117.** *Loose*

36. Condition: • Wiring problems

National electrical code recommends voltage drop levels to be under 5%. The high voltage drop can be attributed to an undersize wire, wrong size of wire for the length of the run, or loose/bad connections. Some sensitive equipment can be damaged and stop working when voltage is not higher than 108V.

Implication(s): Shock and fire hazard.

Location: Basement

Task: Further evaluation



118. Wiring problems

37. Condition: • Wiring problems

National electrical code recommends voltage drop levels to be under 5%. The high voltage drop can be attributed to an undersize wire, wrong size of wire for the length of the run, or loose/bad connections. Some sensitive equipment can be damaged and stop working when voltage is not higher than 108V.

Implication(s): Shock and fire hazard.

Location: Second Floor Bedroom

Task: Further evaluation



119. Wiring problems

DISTRIBUTION SYSTEM \ Cover plates

38. Condition: • Missing screws

Location: First Floor



120. Missing screws

DISTRIBUTION SYSTEM \ Lights

39. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Various



121. *Loose*

40. Condition: • Rust

Flood light appears to be using old rusted parts



122. *Rust*

41. Condition: • Fixtures are missing the matching siding's mounting block



123. Fixtures are missing the matching siding's...

42. Condition: • Fixtures are missing the matching siding's mounting block



124. Fixtures are missing the matching siding's...

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SUMMARY

ROOFING

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HEATING

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INTERIOR

REFERENCE

Description

Heating system type: • [Furnace](#)Fuel/energy source: • [Gas](#)Heat distribution: • [Ducts and registers](#)Exhaust venting method: • [Direct vent - sealed combustion](#)

Combustion air source: • Outside - sealed combustion

Approximate age:

• [2 years](#)

125. 2 years

• [4 years](#)



126. 4 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Recommendations

FURNACE \ Filter

43. Condition: • Dirty

Implication(s): Increased heating costs | Reduced comfort



127. Dirty

FURNACE \ Ducts, registers and grilles**44. Condition:** • [Dirty](#)**Implication(s):** Increased heating and cooling costs | Reduced comfort

128. Dirty



129. Dirty

45. Condition: • [Leaky joints](#)**Implication(s):** Increased heating costs | Reduced comfort**Location:** Basement**Task:** Recommend sealing the ductwork with mastic or UL 181 foil tape in order to promote better airflow and stop potential or current leakage.



130. Leaky joints

46. Condition: • Air leakage entering from return side

Implication(s): Openings found on the return side (before the blower) can pull back gases and pollutants from the utility area, INTO the supply side. These pollutants can include carbon monoxide.

Location: Basement



131. Air leakage entering from return side



132. Air leakage entering from return side

GAS FURNACE \ Mid- and high-efficiency gas furnace**47. Condition:** • [Poor vent location, arrangement](#)

The exhaust and intake piping should be spaced at least 12 inches apart to ensure proper ventilation. Also, as per manufacturers instructions, combustion air vent pipe should be installed at a minimum of 12" above the highest anticipated snow level. In its current location, a winter storm can easily accumulate above the intake opening. A lack of combustion air (oxygen) can create what is called an incomplete combustion, which results in the system exhausting carbon monoxide and soot along with other gases. If the intake pipe becomes completely blocked, the system will likely stall and turn off as it can't pull in the required air for the combustion process. Intake vent should also have a screen to protect from animals and insects from entering.

Implication(s): Equipment not operating properly | Equipment inoperative | Hazardous combustion products entering home

Location: Both units (high efficiency furnace and water heater)



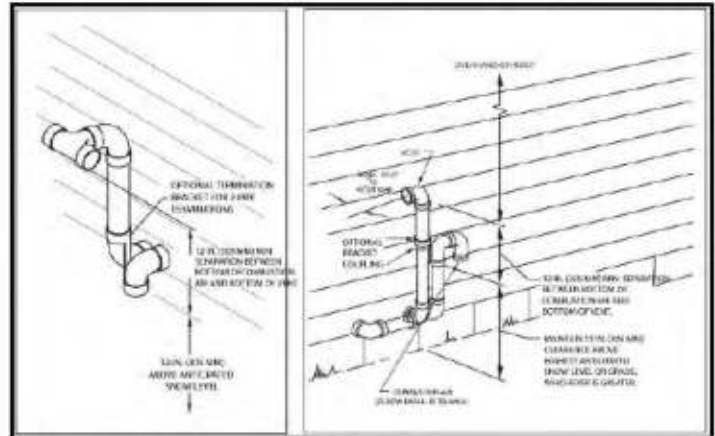
133. *Poor vent location, arrangement*



134. *Poor vent location, arrangement*



135. Poor vent location, arrangement



136. Poor vent location, arrangement

48. Condition: • [Poor vent location, arrangement](#)

Missing vent piping

Implication(s): Equipment not operating properly | Equipment inoperative | Hazardous combustion products entering home



137. Poor vent location, arrangement

COMMENTS \ Additional**49. Condition:** • Oil tank sweep notes

While conducting a sweep of the grounds for underground oil tanks, we detected a metallic anomaly in front of the garage. This may be rebar, possibly part of the foundation footing, but we cannot confirm this. To gather more information on potential decommissioned oil tanks, we recommend submitting an OPRA request. Additionally, consulting the builder could help clarify whether the anomaly is indeed rebar associated with the foundation.

Task: Further evaluation



138. Oil tank sweep notes

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Air conditioning type: • Central

Compressor approximate age:

• 4 years



139. 4 years

• 4 years

SUMMARY

ROOFING

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PLUMBING

INTERIOR

REFERENCE



140. 4 years

Typical life expectancy: • 10 to 15 years

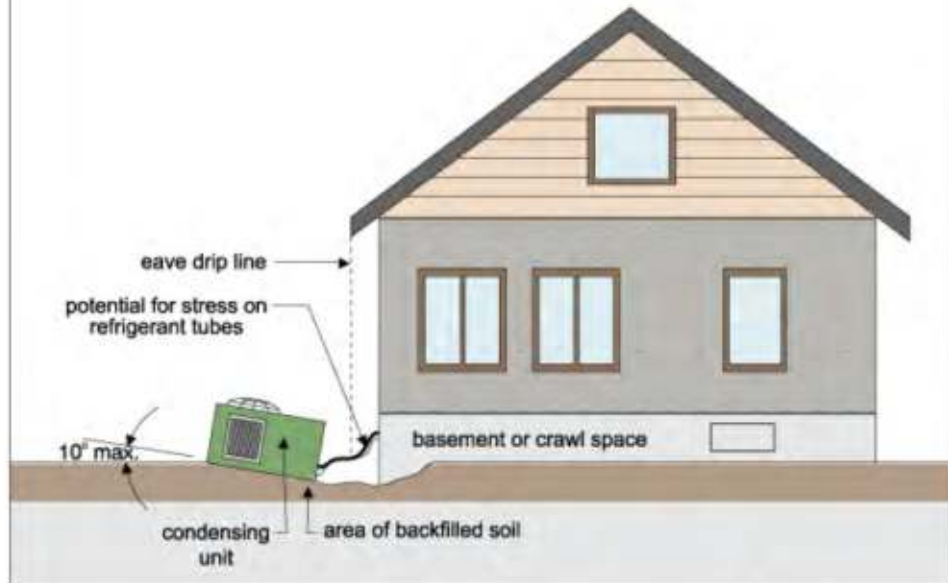
Recommendations

AIR CONDITIONING \ Compressor

50. Condition: • [Out of level](#)

Implication(s): Reduced system life expectancy | Damage to equipment

AC condensing unit out of level (tilted)



141. Out of level

51. Condition: • Vegetation around compressor

Decreased efficiency

Implication(s): Decreased efficiency



142. Vegetation around compressor



143. Vegetation around compressor

52. Condition: • Rust



144. Rust

AIR CONDITIONING \ Refrigerant lines

53. Condition: • Poor seal around refrigerant lines entering evaporator coil cabinet

Air leakage and possible condensation build up

Implication(s): Air leakage and possible condensation build up

Location: Basement



145. Poor seal around refrigerant lines entering...

AIR CONDITIONING \ Ducts, registers and grilles

54. Condition: • Leaky joints

Implication(s): Weakened efficiency

Location: Attic

Task: Recommend sealing the ductwork with mastic or UL 181 foil tape in order to promote better airflow and stop potential or current leakage.



146. Leaky joints

55. Condition: • Supply register/diffuser is missing

Location: Basement



147. Supply register/diffuser is missing

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Attic/roof Insulation material: • [Glass fiber](#)

Limitations

Inspection limited/prevented by lack of access to: • Wall space

Recommendations

ATTIC/ROOF \ Insulation

56. Condition: • [Gaps or voids](#)

Implication(s): Increased heating and cooling costs | Reduced comfort



148. Gaps or voids

ATTIC/ROOF \ Pull-down stairs/ladder

57. Condition: • Not well secured

Screws were used to secure attic pull-down stairs frame in place. Recommend using 16d nails in when securing stairs to ceiling framing as per manufacturer instructions. Screws do not offer the shear value 16d nails have.

The gap between the joist and the stair frame should also be filled in. Fasteners must tighten the frame tightly against the joists to provide proper support.



149. Not well secured



150. Not well secured

Description

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Water heater type: • Tankless/On demand

Water heater fuel/energy source: • [Gas](#)

Water heater approximate age: • New

Water heater typical life expectancy: • 10 to 20 years

Waste and vent piping in building: • [PVC plastic](#)

Recommendations

SUPPLY PLUMBING \ Water supply piping in building

58. Condition: • [Poor support](#)

Implication(s): Chance of water damage to structure, finishes and contents | Leakage

Location: Kitchen



151. Poor support

GAS SUPPLY \ Gas piping

59. Condition: • [Missing shut off valve](#)

Implication(s): Difficult to service

Location: Laundry Area



152. Missing shut off valve

WASTE PLUMBING \ Drain piping - performance

60. Condition: • Sewer scope inspection is highly recommended

Given that the home was built over 50-70 years ago prior to the remodel, it is likely that much of the lateral sewer line is original and should undergo a thorough inspection.

61. Condition: • Debris appears to be stuck inside master bathroom shower drain

Location: Master Bathroom



153.

WASTE PLUMBING \ Sump pump

62. Condition: • Sump pump discharge point was not found at time of the inspection

Task: Further evaluation



154. Sump pump discharge point was not found at...

63. Condition: • Questionable installation

A lower section of the basement appears to be missing a French drain and sump pump system. Water marks can be seen on the door, approximately 8-10 inches high.

Task: Further evaluation



155. Questionable installation



156. Questionable installation



157. Questionable installation



158. Questionable installation

64. Condition: • Sump pump emergency backup system is highly recommended



159. Sump pump emergency backup system is highly...



160. Sump pump emergency backup system is highly...

FIXTURES AND FAUCETS \ Faucet

65. Condition: • It seems that an inappropriate type of faucet has been installed for this small sink, causing water to splash out whenever the faucet is turned on.

Location: Second Floor Bathroom



161.



162.

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

66. Condition: • [Slow drains](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement Bathroom

163. *Slow drains*

67. Condition: • Caulking loose, missing or deteriorating

Location: Basement Bathroom



164. Caulking loose, missing or deteriorating

FIXTURES AND FAUCETS \ Bathtub

68. Condition: • Bathtub weep holes were covered/clogged with grout

Weep holes on bathtub and shower pans are made so that they help drain any water trapped behind shower walls

Location: Second Floor Bathroom



165. Bathtub weep holes were covered/clogged wit...

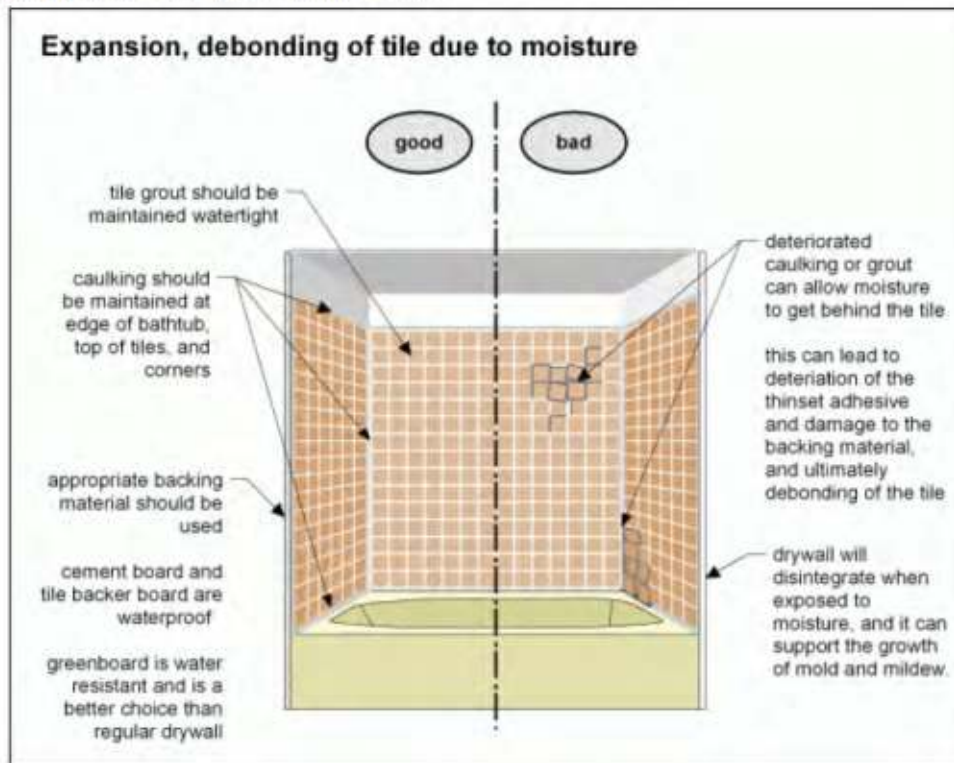
FIXTURES AND FAUCETS \ Bathtub enclosure

69. Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement bathroom

Task: Recommend using SILICONE grout on all seams





166. Caulking loose, missing or deteriorated

70. Condition: • [Caulking loose, missing or deteriorated](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: First Floor Bathroom

Task: Recommend using SILICONE grout on all seams



167. Caulking loose, missing or deteriorated

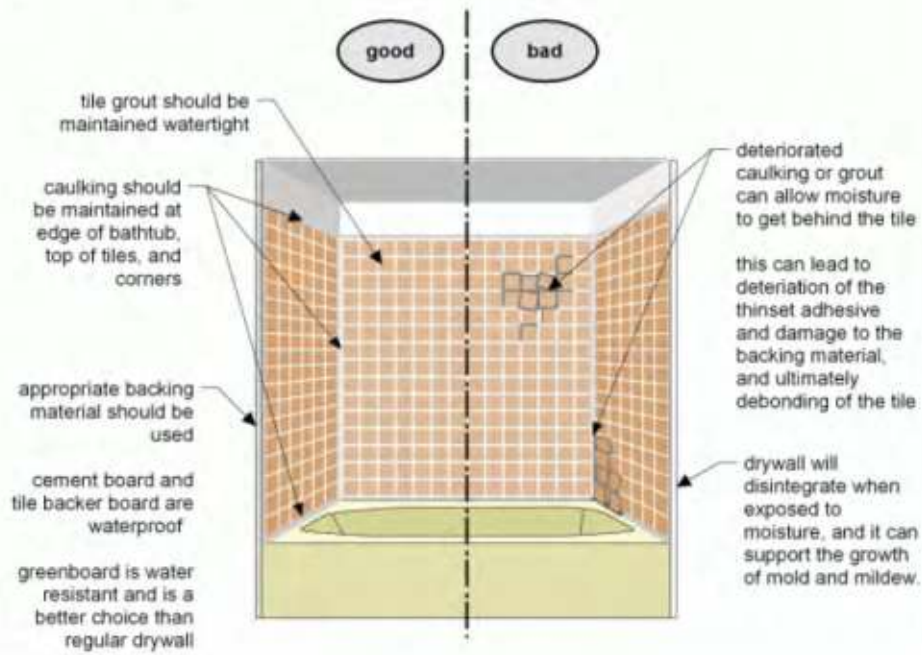
71. Condition: • [Grout loose, missing or deteriorated](#)

The grout began falling off as soon as the water started running.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Second Floor Bathroom

Expansion, debonding of tile due to moisture

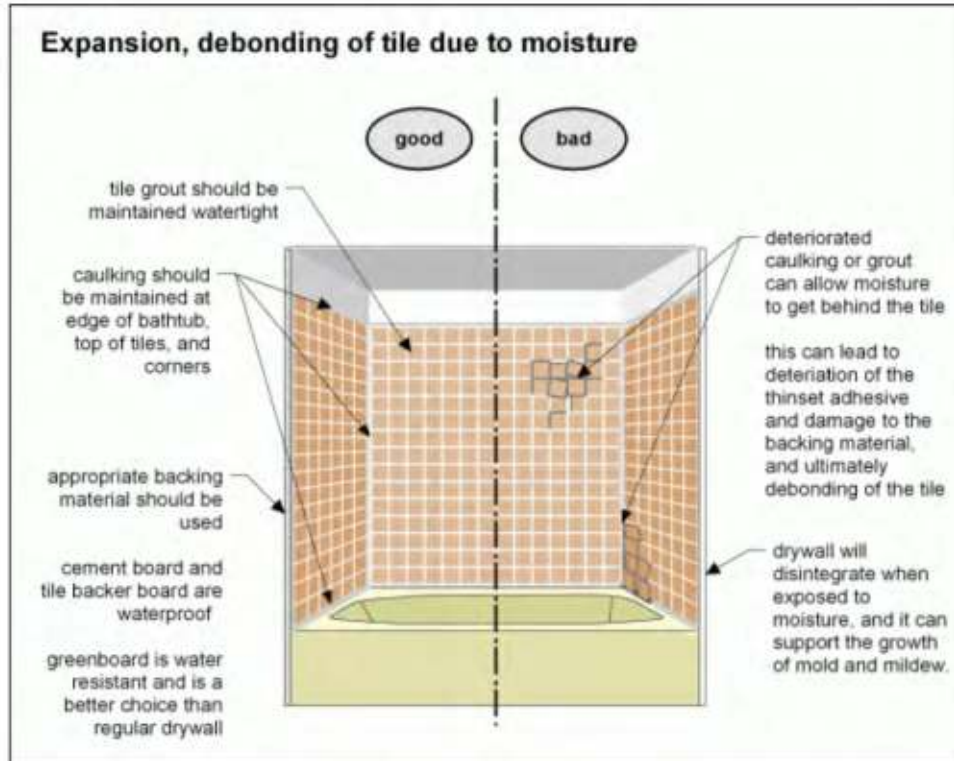


168. Grout loose, missing or deteriorated

72. Condition: • [Tile loose, broken or missing](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement Bathroom



169. Tile loose, broken or missing



170. Tile loose, broken or missing

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

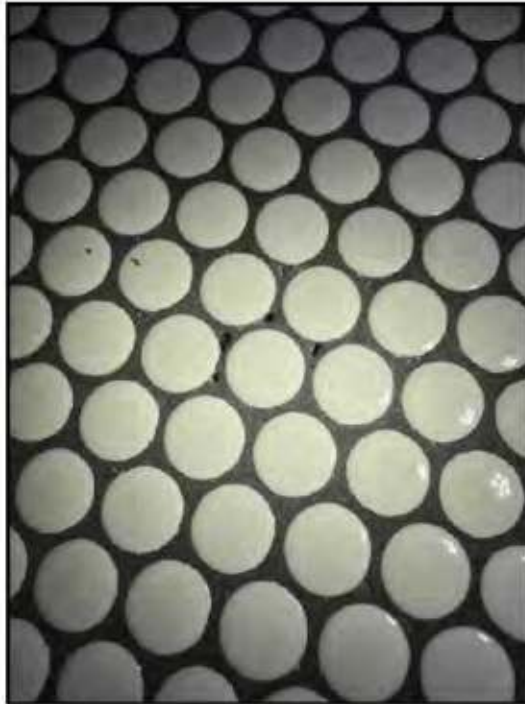
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

FIXTURES AND FAUCETS \ Shower stall**73. Condition:** • [Grout loose, missing or deteriorated](#)**Implication(s):** Chance of water damage to structure, finishes and contents**Location:** Master Bathroom**171.** *Grout loose, missing or deteriorated***74. Condition:** • Tiles, loose, cracked or broken**Location:** Master Bathroom



172. Tiles, loose, cracked or broken

75. Condition: • Tiles, loose, cracked or broken

When knocking on the tiles, the wall produces a hollow sound, which could indicate a lack of thinset or adhesive behind the tiles.

Location: Master Bathroom

Task: Further evaluation



173. Tiles, loose, cracked or broken

76. Condition: • Longer shower arms are recommended when using wide rainfall shower heads.

Location: Basement Bathroom



174. Longer shower arms are recommended when...

77. Condition: • Loose shower head

Drop ear elbow fitting inside wall is possibly not secured/installed properly

Implication(s): Chance of water damage to structure, finishes and contents.

Location: Second Floor Bathroom



175. Loose shower head

78. Condition: • Grout sealant recommended

It is recommended to apply a sealant to the shower pan grout to protect it from water penetration and extend its durability. This will help prevent moisture from seeping into the grout, reducing the risk of water damage and mold growth.

Location: Master Bathroom



176. Grout sealant recommended

FIXTURES AND FAUCETS \ Toilet

79. Condition: • Damaged toilet seat

Location: Second Floor Bathroom



177. Damaged toilet seat

COMMENTS \ Additional

80. Condition: • The tankless water heater had the gas valve shut off when the inspection began. The unit started working once the valve was opened.



178.

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Description

Major floor finishes: • [Laminate](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Limitations

Inspection limited/prevented by: • Storage/furnishings • New finishes/paint • Work in progress

Recommendations

CEILINGS \ General notes

81. Condition: • Typical flaws

WALLS \ General notes

82. Condition: • Typical flaws

83. Condition: • Damage

Implication(s): Damage or physical injury due to falling materials

Location: Various



179. Damage

84. Condition: • Water stains

Implication(s): Chance of water damage to structure, finishes and contents

Location: Second Floor Laundry Area

Task: Monitor



180. *Water stains*

85. Condition: • Active water leak detected

Implication(s): Chance of movement, Rot, Leakage

Location: Rear Second Floor Bedroom

Task: Further evaluation



181. Active water leak detected



182. Active water leak detected

86. Condition: • Active water leak detected

The area appears to be located below the EIFS water infiltration point.

Implication(s): Chance of movement, Rot, Leakage

Location: Basement



183. Active water leak detected



184. Active water leak detected



185. Active water leak detected



186. Active water leak detected



187. Active water leak detected

87. Condition: • Poor installation of tiled backsplash

Location: Kitchen



188. Poor installation of tiled backsplash



189. Poor installation of tiled backsplash

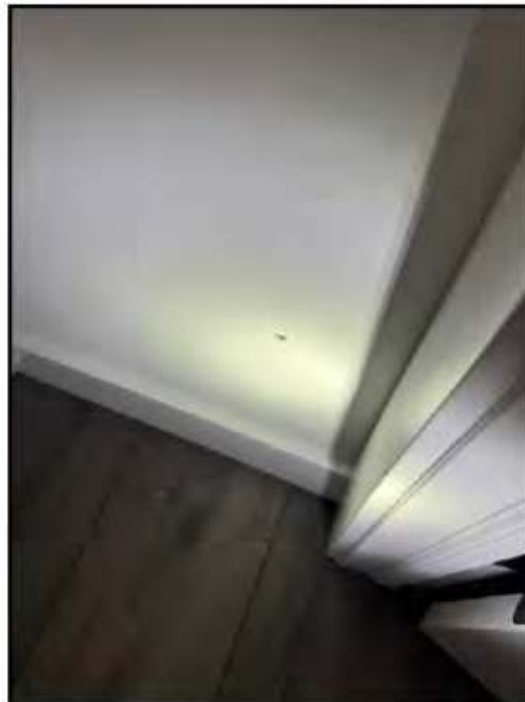
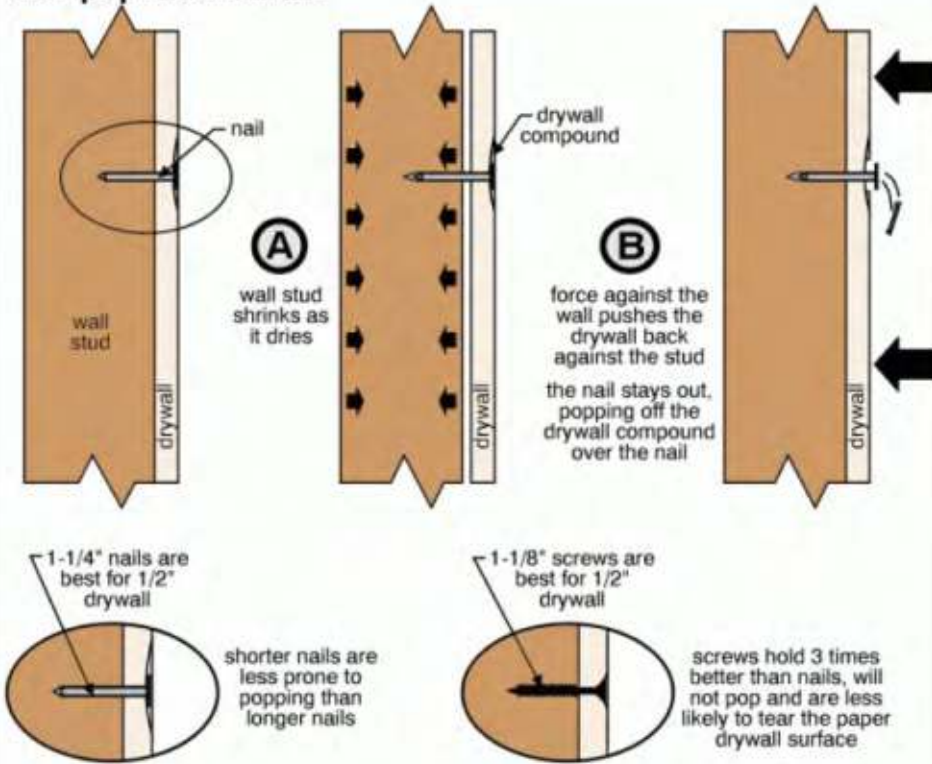
WALLS \ Plaster or drywall

88. Condition: • [Nail pops](#)

Nail pops or damaged spackle over drywall screws

Location: Various

Nail pop mechanism



190. Nail pops

FLOORS \ General notes

89. Condition: • [Trip hazard](#)

Implication(s): Physical injury

Location: Various



191. Trip hazard



192. Trip hazard

90. Condition: • Wear

Implication(s): Material deterioration



193. Wear

91. Condition: • Stained



194. *Stained*

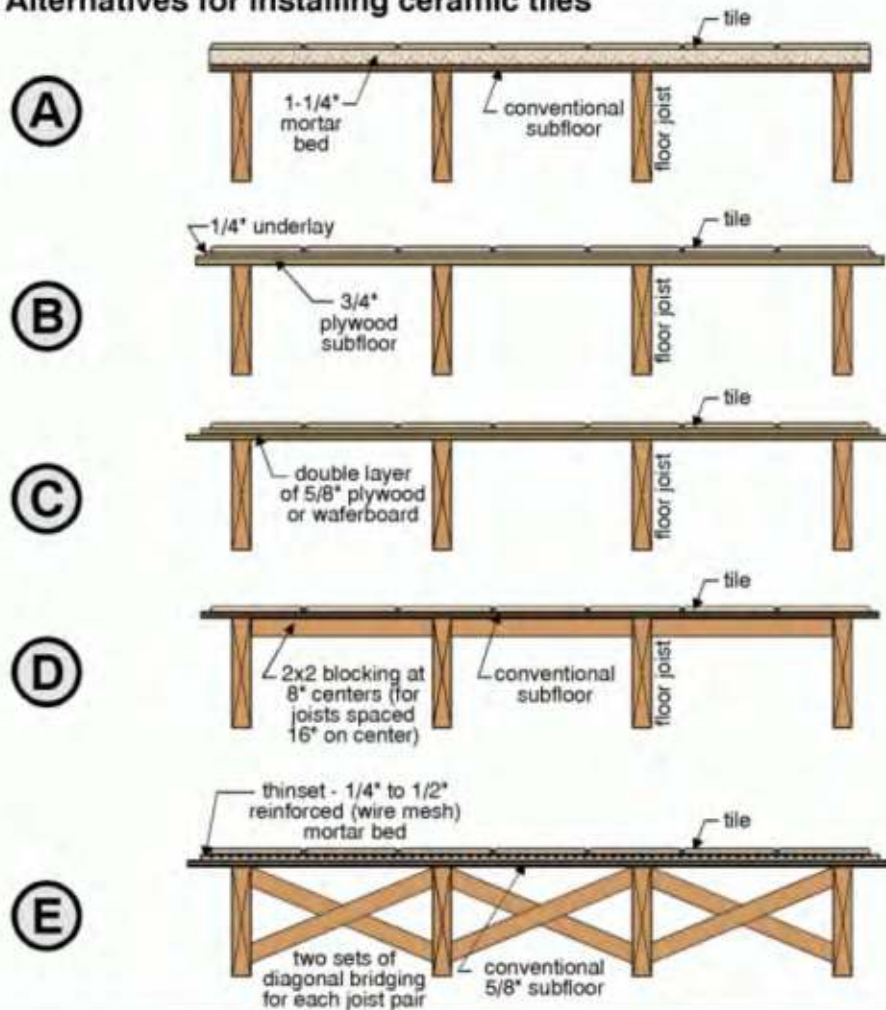
FLOORS \ Ceramic tile, stone, marble, etc

92. Condition: • [Grout missing](#)

Implication(s): Trip or fall hazard

Location: First Floor Bathroom

Alternatives for installing ceramic tiles





195. Grout missing



196. Grout missing

93. Condition: • [Grout missing](#)

Implication(s): Trip or fall hazard

Location: Laundry Area



197. Grout missing

WINDOWS \ General notes

94. Condition: • Lower quality units

Implication(s): Increased heating costs | Increased maintenance costs



198. Lower quality units

95. **Condition:** • Caulking missing, loose or deteriorated

Task: Recommend caulking around window frame



199. Caulking missing, loose or deteriorated



200. Caulking missing, loose or deteriorated

96. Condition: • Water stains

Location: Throughout Second Floor Bedrooms

Task: Further evaluation



201. Water stains



202. Water stains



203. Water stains



204. Water stains



205. Water stains



206. Water stains



207. Water stains

WINDOWS \ Sashes

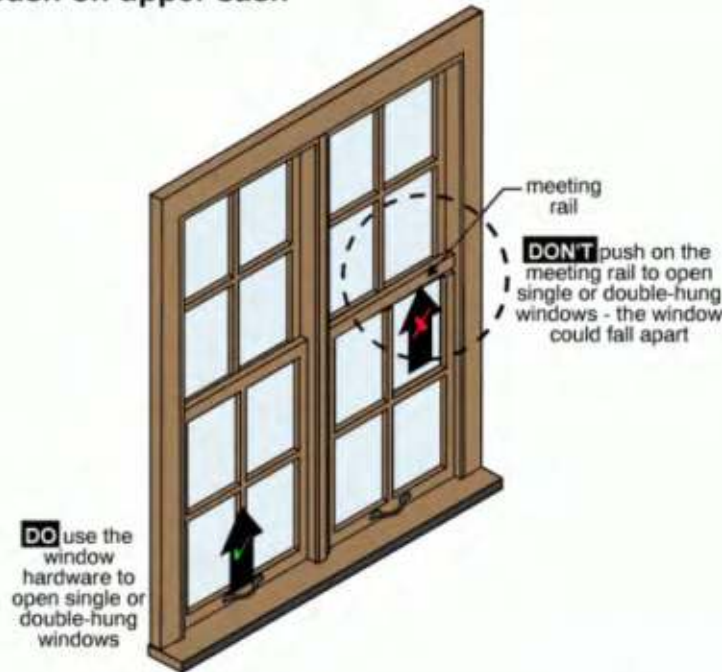
97. Condition: • [Sash coming apart](#)

Implication(s): Chance of damage to finishes and structure | Glass breaking

Location: Rear Second Floor Bedroom

Task: Further evaluation

Don't push on upper sash



208. Sash coming apart

WINDOWS \ Hardware

98. Condition: • Difficult to operate

Location: Second Floor



209. *Difficult to operate*

DOORS \ Doors and frames

99. Condition: • Water stains

Location: Front



210. Water stains

DOORS \ Hardware

100. Condition: • [Loose](#)

Implication(s): Equipment failure

Location: First Floor Bathroom



211. Loose

101. Condition: • Loose hinge

Location: Second Floor Bedroom Closet



212. Loose hinge

CARPENTRY \ Cabinets

102. Condition: • [Stained, worn, damaged](#)

Implication(s): Material deterioration

Location: Basement Bathroom



213. Stained, worn, damaged

103. Condition: • [Stained, worn, damaged](#)

Implication(s): Material deterioration

Location: Master Bathroom



214. Stained, worn, damaged

CARPENTRY \ Countertops

104. Condition: • Caulking cracked or deteriorating

Location: Kitchen



215. *Caulking cracked or deteriorating*

105. Condition: • Caulking cracked or deteriorating

Location: First Floor Bathroom



216. *Caulking cracked or deteriorating*



217. *Caulking cracked or deteriorating*

106. Condition: • Caulking cracked or deteriorating

Location: Master Bathroom



218. *Caulking cracked or deteriorating*

CARPENTRY \ Trim

107. Condition: • [Missing](#)

Implication(s): Nuisance

Location: Master Bathroom



219. *Missing*

STAIRS \ Treads

108. Condition: • [Loose](#)

Implication(s): Chance of movement

Location: Garage



220. Loose

EXHAUST FANS \ General notes

109. Condition: • Light inoperative

Location: Various Bathrooms



221. Light inoperative



222. Light inoperative

110. Condition: • Missing light cover

Location: Basement bathroom



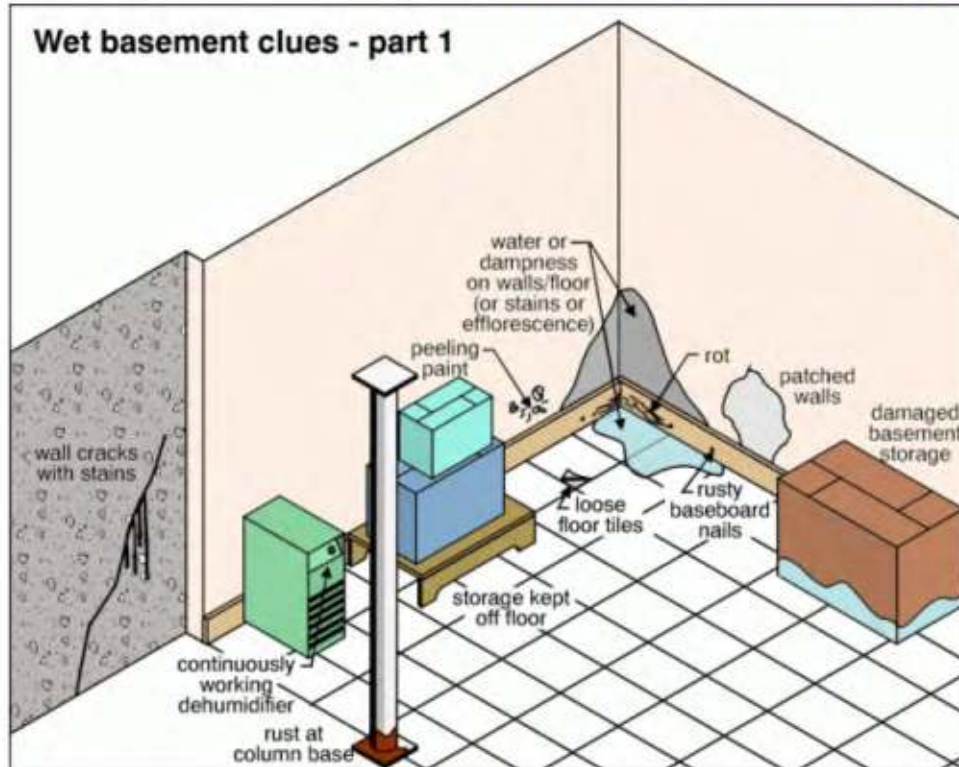
223.

BASEMENT \ Wet basement - evidence

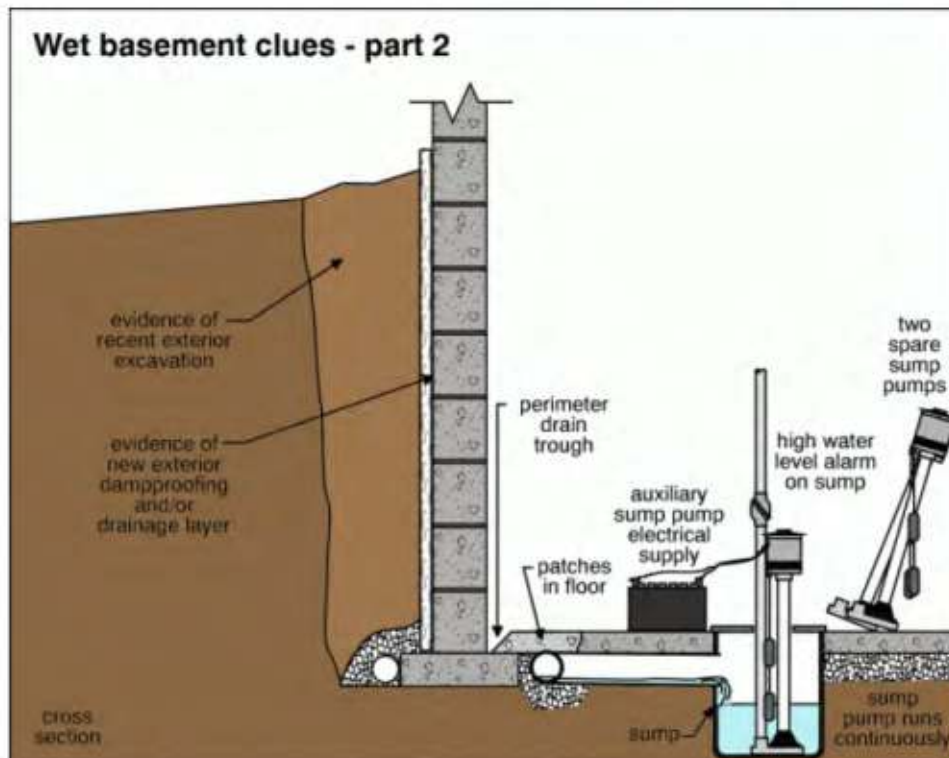
111. Condition: • [Mold](#)

Implication(s): Chance of water damage to structure, finishes and contents | Contaminants may enter building air

Wet basement clues - part 1



Wet basement clues - part 2





224. Mold



225. Mold

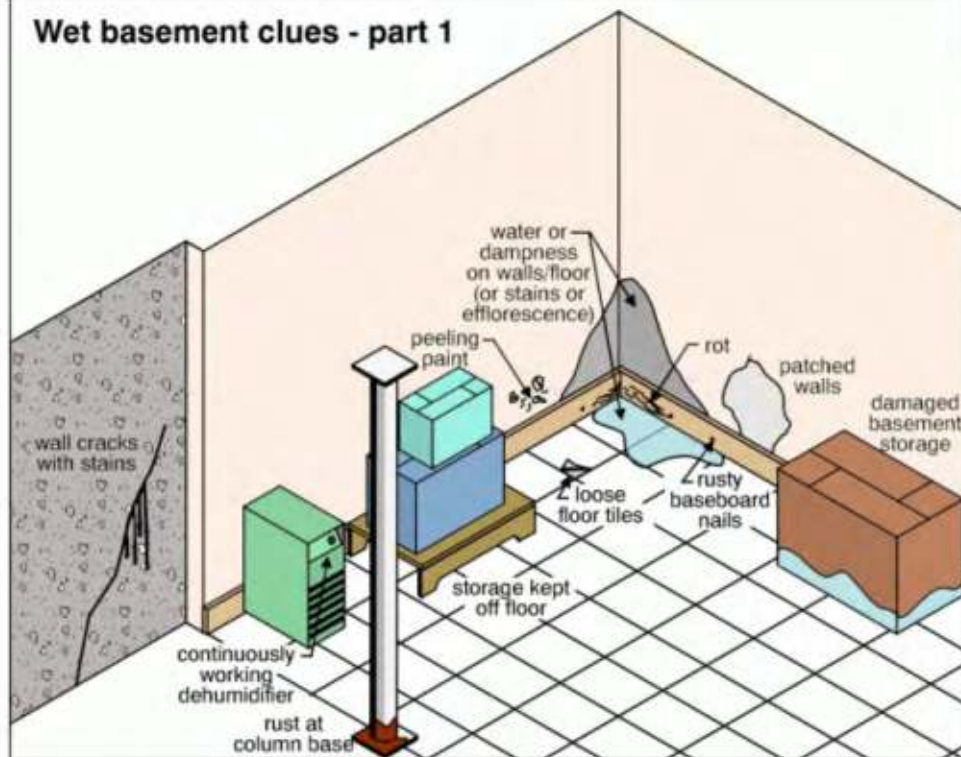


226. Mold

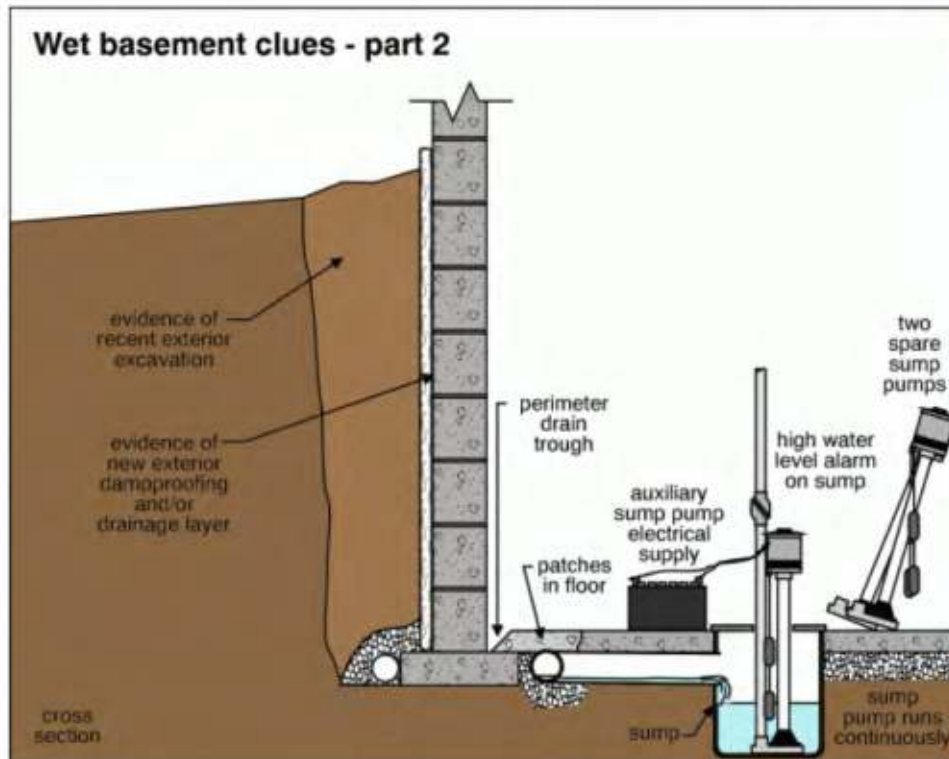
112. Condition: • [Water marks](#)

Implication(s): Chance of water damage to structure, finishes and contents

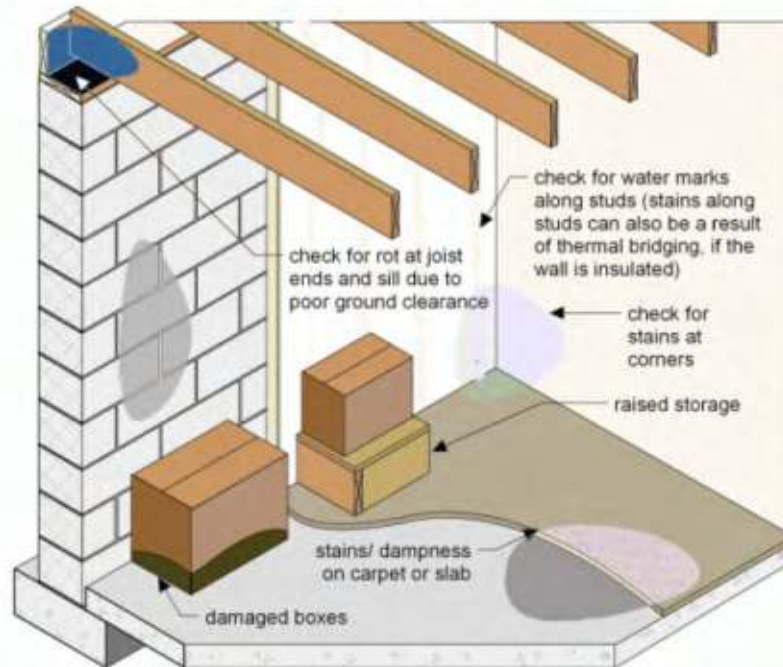
Wet basement clues - part 1



Wet basement clues - part 2



Basement leakage clues - rot, stains or water marks



227. Water marks



228. Water marks



229. Water marks



230. Water marks



231. Water marks



232. Water marks



233. Water marks



234. Water marks

113. Condition: • Humidity levels over 60%

60.9% of relative humidity was detected in basement. Humidity levels over 60% inhibit mold growth.



235. Humidity levels over 60%

114. Condition: • Water damage

Implication(s): Chance of water damage to structure, finishes and contents, Material deterioration



236. Water damage

115. Condition: • Flooring material missing over the concrete slab.



237.

GARAGE \ Floor

116. Condition: • [Cracked](#)

Implication(s): Uneven floors

Location: Garage

SUMMARY

ROOFING

EXTERIOR

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REFERENCE



238. *Cracked*

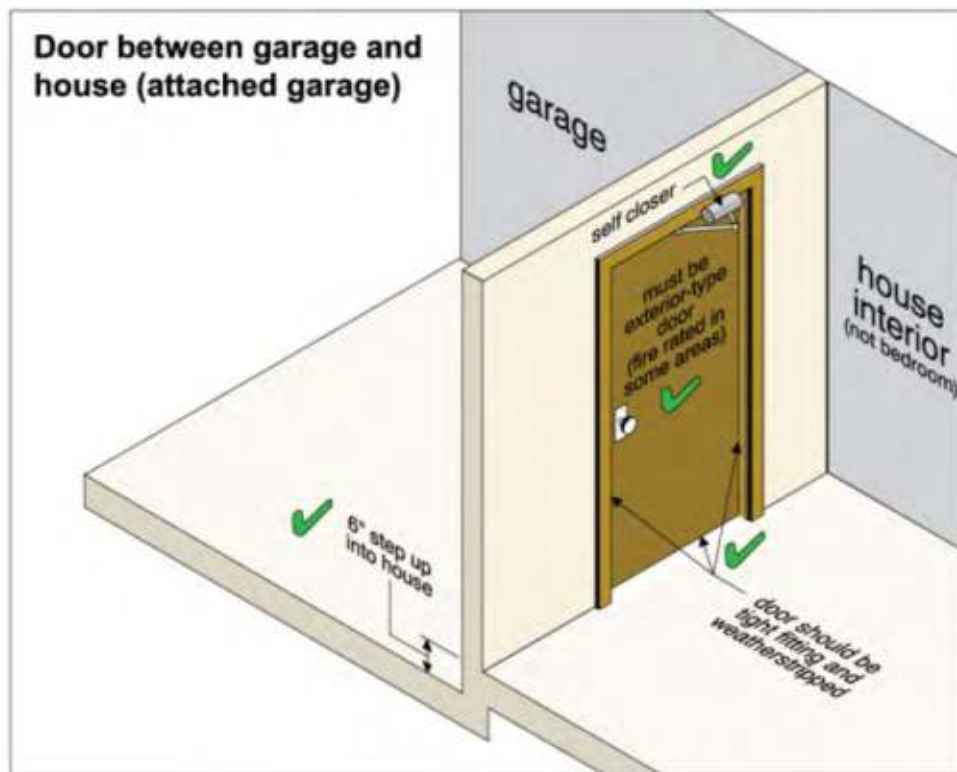
GARAGE \ Door between garage and living space

117. Condition: • [No self closer](#)

Recommend adjusting the self-closing hinge pre-installed with the fire rated door

Implication(s): Hazardous combustion products entering home

Location: Garage



239. No self closer

POTENTIALLY HAZARDOUS MATERIALS \ General notes

118. Condition: • Mold

Visible organic growth

Implication(s): Health hazard

Location: Garage

Task: Further evaluation and repair



240. Mold



241. Mold

119. Condition: • Positive mold test swab

PRESENCE of MICROBIAL GROWTH was detected at the time of the inspection.

Our test kit (SPDN0300) detects protein residues that are on a surface after water damage or due to microbial growth in less than a minute. It detects viable (living) and non-viable (dead) mold spores.

Easy-to-read results allow us to quickly check for microbial growth. A Green result indicates that there is no presence of microbes. The more contamination that is present, the quicker the color change to purple and the darker the color.

Implication(s): Health Hazard

Location: Throughout basement

Task: It is recommended to have a mold remediation company properly clean the mold seen throughout the basement. Given the extent of the issue, some drywall may need to be removed during this process.



242. Positive mold test swab



243. Positive mold test swab



244. Positive mold test swab



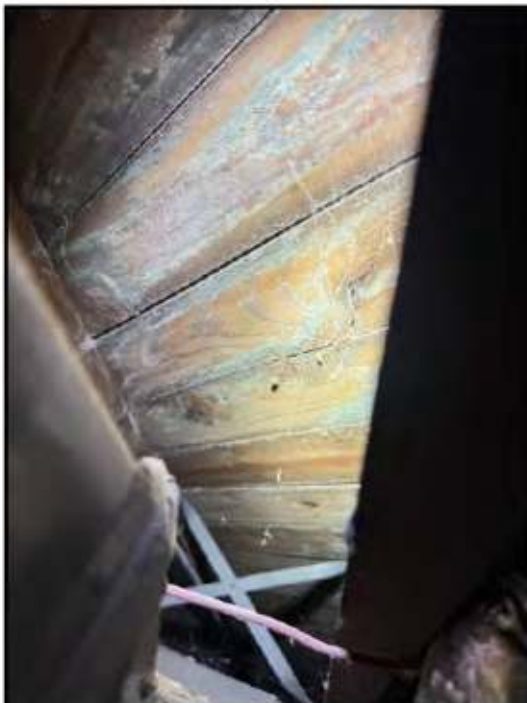
245. Positive mold test swab



246. Positive mold test swab



247. Positive mold test swab



248. Positive mold test swab



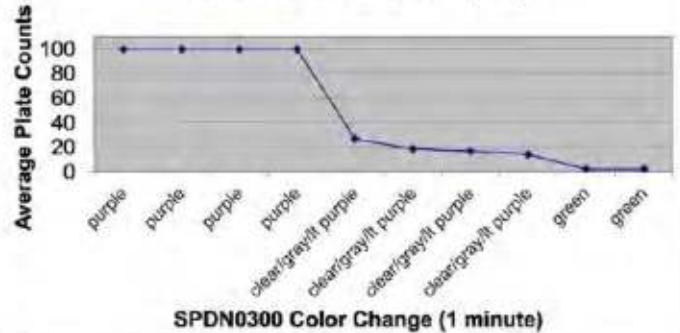
249. Positive mold test swab

Color Results:



250. Positive mold test swab

SPDN0300 vs. Rodac Plate Counts (MEA)
-One Minute Post Sampling-



251. Positive mold test swab

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS