



FRENCH CREEK INSPECTIONS

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RESIDENTIAL HOME INSPECTION

1234 Main St. Cary NC 27513

Buyer Name

05/11/2022 9:00AM



Inspector

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Agent

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This report represents the findings of a home inspection performed according to North Carolina Home Inspector Licensure Act Standard of Practice (SOP). Per the NC Home Inspector Licensure Act SOP, the word “inspect” means the act of making a visual examination. Home Inspections are limited to visible and accessible areas and are not invasive or technically exhaustive. Any use of technical aides such as thermal imaging are only to add credence to a suspicion built out of a visual observation. This report outlines inspection findings of systems or components so inspected that did not function as intended, are in need of repair, require subsequent observation or warrant further investigation by a specialist such as a contractor or engineer. The report statements describe the component or system, how the condition was defective at the time of the inspection, explain the consequences of the condition and direct a course of action. Since the inspection covers the entire home, **do not depend on this report to describe the magnitude of a particular concern**. To ensure that the buyer understands the full scope or extent of the concern, all items listed in the body and summary of the report should be reviewed, repaired or evaluated prior to purchasing the home or making any financial decision. It is the client's responsibility to read the entire inspection report and follow-up with repairs and evaluations.

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR. THE DIRECTIONAL REFERENCE OF LEFT AND RIGHT IS AS FACING THE MAIN ENTRANCE OF THE HOME.

Any graphics added to pictures of the home are meant to illustrate a point and are not meant to imply design criteria. Pictures of the home are often meant to be an example of the problem and do not necessarily represent an exhaustive list of a defect. In all cases, it is recommended that the entire system in question be evaluated thoroughly by a professional before a financial decision of consequence.

While this report may include visual observations of fungal growth the absence of such observations is not a representation that mold does not exist. When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. This report makes no representation as to air quality and health issues related to the presence of mold are beyond the scope of the home inspection. Concerns should be addressed prior to purchasing the home by a certified professional such as an industrial hygienist.

This report may also include observations of signs typical of pest infiltration, but it is not a pest inspection and the absence of such observations is not a representation that pests do not exist in the home.

This report was prepared for the exclusive use of the client under the terms of a contract executed separately. The report contents remain intellectual property of French Creek Inspections. Neither its contents nor any representations made herein are assignable and may not be sold without written permission of French Creek Inspections.

The comments and descriptions are by necessity brief and somewhat prescribed. Context is not always apparent in the short written text, so **please contact me with questions** now, during the buying process, or in the future!

Note, the manufacturer's warranty for mechanical systems may not automatically transfer to new owners. Ask the seller for more information about the systems and contact the manufacturer to determine what is required to ensure the warranty remains in effect.

Assume sections listed with no comments were inspected.

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- ⊖ 6.6.2 Plumbing - Water Heating: Installation: Gas in Confined Space w/Limited Source Fresh Air => Plumber
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- ⊖ 6.8.2 Plumbing - Plumbing Fixtures Sink: Tailpiece is Flexible => Plumber
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- ⊖ 6.9.1 Plumbing - Plumbing Fixtures Shower: Shower: Diverter Leaking => Plumber
- ⊖ 6.10.1 Plumbing - Plumbing Fixtures Tub: Tub: Drain Slow => Plumber
- ⊖ 7.1.1 Electrical System - Service Entrance Conductors: SEC: Through Tree => Electrician
- ⚠ 7.2.1 Electrical System - Service and Grounding Equipment: Ground: CU Pipe, Path Interrupted w/Non-Conducting Material => Electrician



7.2.2 Electrical System - Service and Grounding Equipment: Ground: Wire Size/Gauge Incorrect => Electrician



7.3.1 Electrical System - Main and Distribution Panels: Edison Fuse Panel - Exceeds Circuit Capacity => Electrician



7.4.1 Electrical System - Branch Circuits: 2-Wire: Receptacle w/3-Prong, But No GFCI Protection => Electrician



9.1.1 Split System Heating - Heating Equipment: Flue: Corroded => HVAC



9.1.2 Split System Heating - Heating Equipment: Metal Flue: Repaired => HVAC



9.2.1 Split System Heating - HVAC Distribution: Ducts: Dirty & Pets => HVAC



9.2.2 Split System Heating - HVAC Distribution: Metal Duct or Distribution Corroded



9.2.3 Split System Heating - HVAC Distribution: Unheated Interior => HVAC



9.2.4 Split System Heating - HVAC Distribution: Round Metal Ducts => Insulation Condensation => HVAC



11.1.1 Interiors - Interior General: Age = 1957 to 1977: PACM and Lead?



11.1.2 Interiors - Interior General: Ceiling: Repair - Why?=> GC

1: INSPECTION DETAILS

Information

General: Type of Dwelling and Inspection Type

Single Family Detached

General: Approximate Age of the Dwelling

Built From 1958 to 1978

Refer to closing documents or public records for the exact age of the structure. Advisories and Limitations may be reported based on the age of the home.

General: Weather

Clear, Cloudy

General: Temperature Range

Did Not Exceed 90 Degrees F

The temperature range reported is based on broadcasts by local media at the time of the HVAC inspection.

General: Vacant?

Vacant at the Time of the Inspection

Limitations

General

AGE: BUILT FROM 1958 THROUGH 1978

Limitation: It is understood that resale homes may not meet current code requirements. While a NC SOP home inspection makes every effort to point out safety issues, it is not governed by building code. Concerns raised are items not functioning as intended or repaired in a workmanlike manner. It is common to see a mix of materials (e.g. plumbing) or leftover signs of an issue that has since been addressed (e.g. water stains). Follow-up is often prescribed to determine if the concern is relevant. The home inspection does not cover manufacturer's recall or service advisories relating to specific components or systems.

When an older home has been repaired or remodeled, questions arise as to whether the work was done by licensed contractors, according to code and under the supervision that accompanies municipality issued building permits. Recently remodeled homes (a.k.a. "flips") that have not been occupied since the work was carried out are especially suspect because defects that are typically revealed thanks to daily use may not be apparent. The buyer should request the seller disclose whatever is known relating to repair and remodeling - completed by licensed contractors? receipts? letters from engineers regarding structural repairs or modifications? completed building permits and inspections?

Homes built before 1978 often contain or contained lead-based paint, a common cause of lead poisoning. The paint presents a health risk when consumed or inhaled as a dust when sanded or otherwise becomes airborne. This home was built prior to 1978 and the painted surfaces have a high probability of lead content. More information is found at <https://www.epa.gov/lead/protect-your-family-exposures-lead> . Consult a specialist for further analysis and evaluation of health risks.

General

VACANT AT TIME OF INSPECTION

Limitation: The home was vacant at the time of the inspection. Homes left vacant for an extended period also may lack evidence of defects common with daily use. The buyer is urged to observe the home carefully and consider another inspection after it has operated under a "load."

2: APPLIANCES

Information

Dishwasher: Dishwasher
GENERAL ELECTRIC

Ranges/Ovens/Cooktops:
Combined Range & Oven - Electric
WHIRLPOOL

Range Hood or Downdraft:
Exhaust/Range Hood or Downdraft
Kitchen
NUTONE

Food Waste Disposal: Food Disposer
NONE

Microwave Cooking Equipment:
Built-in Microwave Over Range
NONE

Refrigerator (not inspected): Refrigerator (Not Inspected)

WHIRLPOOL

Per the NC Standard of Practice, the function of a refrigeration unit is not evaluated.

Laundry: Advisory: Dryer Electrical Connection 3 Prong

Laundry

Advisory: Due to changes in 1996 to the National Electrical Code (NEC), electric clothes dryers are no longer manufactured with a 3-prong plug at the end of the appliance cord. The plug now includes a fourth prong which (along with the fourth slot in the mating receptacle) provides a dedicated path for grounding the appliance within the house circuit.

The dryer receptacle for this home requires a three prong plug. Check your dryer configuration (3 or 4?) and, if necessary, have a licensed electrical contractor or appliance specialist adapt the cord or receptacle as necessary to work safely with the house wiring.

Laundry: Dryer Hookup

Kitchen

Electric: 3-Prong

Observations

2.2.1 Ranges/Ovens/Cooktops

ANTI-TIP: MISSING => SPECIALIST

KITCHEN

Condition: The range tilts forward when pressure is applied to the open door.

Implication: The range should be secured with an anti-tip bracket to prevent it from turning over when weight (such as a small child) is applied to the door.

Recommendation: Refer to qualified contractor for repair.

Recommendation

Contact a qualified professional.



Concern



2.2.2 Ranges/Ovens/Cooktops

OVEN: GASKET DAMAGED => SPECIALIST

Concern

KITCHEN

Condition: The gasket sealing the oven door is damaged or displaced.

Implication: Damaged or ineffective oven gaskets can lead to a number of health and safety problems, as well as wasted energy and improperly cooked food.

Recommendation: Refer to an appliance repair specialist for further evaluation and repair.

Recommendation

Contact a qualified appliance repair professional.



3: EXTERIOR

Information

Cladding

Brick Veneer

Trim

Painted Wood

Exterior Entry Door Front

Wood Single

Exterior Entry Door(s) Rear

Wood Single

Exterior Utility Room Door

Wood Single

Predominate Windows

Double Hung Wood, Single Pane, Storm

Driveway / Parking

Concrete, Left

Deck

Wood Deck Rear, Wood Framing, Wood Piers

Front Porch

Masonry w/Concrete Surface (filled)

Patio

Concrete Slab Patio, Rear, left

Sidewalk

Concrete Front

Detached Building Shed

Not Inspected

Windows: Advisory: Single Pane

Advisory: Most windows today have two panes of glass and the space between is vacuum sealed with an inert gas to improve energy efficiency. Windows in this home have a single pane and are less energy efficient.



Detached Building Exterior: Advisory: Detached Not Inspected

Advisory: The detached building(s) was not included in the inspection.



Fence: Advisory: Fence Not SOP

Advisory: Inspection of exterior fences are outside the scope of the NC standard of practice. Refer to a specialist to assess the fence condition and cost of repair.



Limitations

Windows

LIMITATION: STORM WINDOWS AND DOORS NOT INCLUDED

Limitation: The windows are covered with storm windows which greatly limit inspection of the exterior of the exterior window sash and frame.

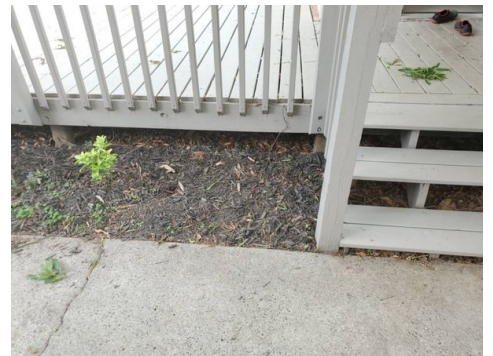


Deck

LIMITATION: LOW HEIGHT AND OR APRON

REAR

Limitation: The porch low height above grade, decorative apron or both prohibit or greatly limit inspection of the deck's structure, flashing and attachment to the house. A more thorough inspection will require an invasive inspection by a licensed general contractor for .



Observations

3.4.1 Wall Cladding Brick

CRACK: HORIZONTAL NEAR EAVE => ENGINEER

RIGHT



Condition: A horizontal crack of the brick veneer along the roof eave indicates a problem with installation, the supporting wall structure, or inordinate loading from the roof structure above.

Implication: A horizontal crack of this nature indicates structural deterioration.

Recommendation: Request that the current owner disclose the known history of cracks in the brick veneer with respect to progression, changes with season and repair. Consult an engineer for further assessment of cause and, if necessary, a plan for remediation by a licensed general contractor.

Note: Pictures are included to illustrate the concern, but do not necessarily represent an exhaustive list of problem location.

Note: Records of engineer's recommendations and contractors repairs should be maintained to support future sale.

Recommendation

Contact a qualified professional engineer



3.7.1 Doors (Exterior)

FRAME: LIGHT DETERIORATION => GC



UTILITY ROOM

Condition: The frame of an entry door(s) is deteriorated, decayed or damaged.

Implication: Frame damage will allow water intrusion to and deterioration of the underlying and wall structure.

Recommendation: Inspect all doors for similar damage as repairs are made. Refer to a qualified contractor for evaluation and repair.

Recommendation

Contact a qualified professional.



3.7.2 Doors (Exterior)

WEATHER-STRIPPING => SPECIALIST



FRONT AND REAR

Condition: The weather-stripping on an entry door(s) is damaged, missing or not forming a tight seal.

Implication: The weather-stripping should be repaired/replaced to ensure that the door closes securely and is weather tight.

Recommendation: Refer to a qualified contractor for repair.

Recommendation

Contact a qualified door repair/installation contractor.



Front



Rear

3.8.1 Windows



HEAVILY CAULKED @ BRICK VENEER & DETERIORATION => GC

Condition: The interface between the wood windows and the brick veneer is heavily caulked and there are indications of interior discoloration &/or deterioration.

Implication: The two conditions may indicate water infiltration into and deterioration of the underlying wall structure.

Recommendation: Refer to a licensed general contractor for an invasive inspection of the wall cavity and, if necessary, repair.

Recommendation

Contact a qualified general contractor.



right



right

3.9.1 Deck



POST: LEANING => GC

Condition: A supporting post(s) (pier) is leaning (not "plumb").

Implication: The structure is not properly constructed. Structural failure can result in injury to those using the porch.

Recommendation: Refer to a licensed general contractor for further evaluation and repair.

Recommendation

Contact a qualified general contractor.



3.9.2 Deck



STEPS: HANDRAIL NOT GRASPABLE => SPECIALIST

REAR

Condition: A handrail is difficult to grasp. The railing is either too wide, difficult to "hook" from the thumb side or too close to a wall.

Implication: Proper handrails are required for safe enjoyment of the stairs.

Recommendation: Refer to a qualified contractor for repair according to accepted construction practices.

Recommendation

Contact a qualified professional.



3.9.3 Deck



STEPS: TREAD HEIGHT AND/OR DEPTH => GC

REAR

Condition: The step treads were not consistent or built within typical tolerances.

Implication: The condition could result in a trip hazard.

Recommendation: Refer to a licensed general contractor to evaluate the stair tread heights/depths and make repairs necessary to ensure safe use.

Recommendation

Contact a qualified general contractor.



3.10.1 Porches, Steps, Stoops and Applicable Railings



HANDRAIL: LOOSE => SPECIALIST

FRONT

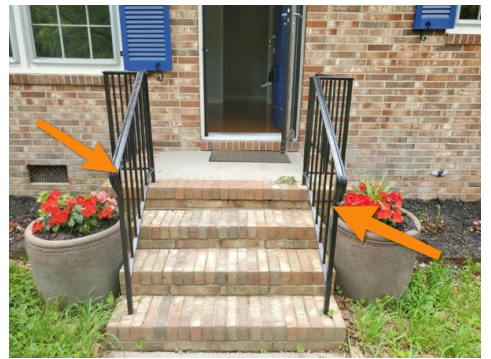
Condition: A porch handrail(s) is loose and moves freely at a point of attachment.

Implication: Further deterioration will make the porch unsafe.

Recommendation: Refer to a qualified contractor for repair according to accepted construction practices.

Recommendation

Contact a qualified professional.



3.12.1 Driveways, Walks and Retaining Walls



CRACKED & DISPLACED => TRIP HAZARD => SPECIALIST

DRIVEWAY

Condition: A driveway or walkway is cracked and displaced, creating a trip hazard.

Implication: Cracked and displaced concrete can create a significant trip hazard.

Recommendation: Refer to a qualified contractor for repair according to accepted construction practices.



Condition: The driveway is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard.

Implication: Continued water infiltration can cause more damage.

Recommendation: Refer to a qualified contractor for further evaluation and repair.

Recommendation

Contact a qualified concrete contractor.

3.13.1 Patio

CRACKED & DISPLACED => TRIP HAZARD => SPECIALIST

DRIVEWAY

Condition: The patio is cracked and displaced. The raised section of the driveway has created a path for water penetration under the slab and a trip or fall hazard.

Implication: Continued water infiltration can cause more damage.

Recommendation: Refer to a qualified contractor for further evaluation and repair.

Recommendation

Contact a qualified concrete contractor.



4: STRUCTURAL

Information

Porch Columns

Wood

Foundation - Crawlspace: Foundation

Crawl Space, Low Clearance,
Masonry Block (CMU) and Brick

Foundation - Crawlspace: Foundation Piers or Columns

Brick Piers

Foundation - Crawlspace: Method To Observe Crawlspace

Crawled Accessible Areas, Debris

Foundation - Crawlspace: Crawlspace Debris

Junk, Plumbing fixtures

Floor Structure: Floor Structure

Floor Joists: Dimensional Lumber,
Subfloor: Dimensional Lumber,
Floor Beam: Dimensional Lumber

Wall Structure: Wall Structure

Finished => Not Accessible

Roof Structure: Roof Structure Type & Sheathing

Dimensional Lumber, Gable, -----
----- Sheathing -----,
Plywood, Some OSB Patches

Roof Structure: Attic Method and Info

Observed From Attached
Platform Areas Only, Pull Down
Attic Ladder

Limitations

Floor Structure

LIMITATION: OBSTRUCTIONS, PLUMBING AND/OR LOW CLEARANCE

BENEATH KITCHEN

Limitation: Due to low clearance, obstruction by HVAC ductwork
and/or or plumbing, inspection of the foundation, floor structure,
insulation and mechanical systems was limited.



Observations

4.1.1 Foundation - Crawlspace

ADDITION OR MAJOR REPAIR: ATYPICAL PERMIT? => SELLER/ENGINEER

LAUNDRY



Condition: The home includes an addition to the original structure or major repair that was built using atypical construction methods.

Implication: The inspection of the addition or repair with respect to its compliance to building codes or suitability of use is beyond the scope of a home inspection.

Recommendation: The buyer should request that the seller disclose if required building permits were obtained. If permits are not available, consult an engineer to verify that the addition or repair is safe and suitable for use. The seller may also request a permit after the fact, which may involve invasive inspection by the governing municipality.

Note: Retain a copy the Engineer's letter as evidence of proper structural repairs to address concerns of future buyers. The letter should include the engineer's seal and a the contractor should provide evidence the repair was made according to the engineer's instructions.

Recommendation

Contact a qualified professional engineer



4.1.2 Foundation - Crawlspace

BLOCK: EFFLORESCENCE BUT DRY => GC



REAR

Condition: Efflorescence (staining by "salts" migrated from the block interior) indicates the foundation has been wet. The crawl space is protected by a vapor barrier and floor structures do not indicate moisture related deterioration.

Implication: Water penetration into the area beneath floor framing can raise the moisture content of wood components resulting in structural damage and environmental concerns.

Recommendation: For further evaluation, refer to a licensed general contractor experienced in foundation drainage and water proofing for a complete evaluation and to make necessary repairs. Continue to monitor the area for signs of water infiltration and/or moisture related discoloration of framing components.

Note: Pictures included are meant to illustrate the concern, but do not necessarily represent an exhaustive list of affected areas.

Recommendation

Contact a qualified general contractor.



4.1.3 Foundation - Crawlspace

DEBRIS



Condition: The area is littered with debris.

Implication: Debris can be a food source or provide habitat for pests.

Recommendation: Refer to a specialist to clear out all debris.

Recommendation

Contact a qualified professional.



4.3.1 Floor Structure

BEAM: CUT NOTCHED FOR PLUMBING/ELECTRICAL/HVAC => ENGINEER



OWNER'S BATHROOM AND HALL BATHROOM

Condition: A floor beam(s) is cut to allow for installation of plumbing, electrical pipes or HVAC ducts.

Implication: The component may be unduly weakened by removing this much material.

Recommendation: Refer to an engineer for further evaluation and, if necessary, to prescribe repairs by a licensed general contractor.

Note: Records of the engineer's recommendations and the contractor's repairs should be maintained to support future sale.

Recommendation

Contact a qualified professional engineer



Owner's Bath (cut)



Hall Bath (knotched)

4.5.1 Ceiling Structure

STRUCTURAL REINFORCEMENT



Condition: Structural reinforcement(s) has been added to the ceiling structure.

Implication: The motivation for the repair was not apparent, but structural repairs should be prescribed by a structural engineer.

Recommendation: Ask the seller for more information and, if available, a written report from a structural engineer that prescribes the repair(s). If this is not available, refer to an engineer for further evaluation and, if necessary, to prescribe the proper method of repair by a licensed general contractor.

Note: Retain a copy the Engineer's letter as evidence of proper structural repairs to address concerns of future buyers. The letter should include the engineer's seal and a the contractor should provide evidence the repair was made according to the engineer's instructions.

Recommendation

Contact a qualified professional engineer



4.6.1 Roof Structure

SHEATHING: ROOF DIP, NO DECAY VIEWED => GC



REAR RIGHT

Condition: There is a noticeable dip in the roof surface.

Implication: It is not possible to determine if the issue is related to installation or a leak, but the roof sheathing does not appear decayed. In either case, water ponding can cause deterioration and eventual leaks.

Recommendation: Refer to a licensed general or roofing contractor (or HOA) for further evaluation and repair.

Recommendation

Contact a qualified general contractor.



4.6.2 Roof Structure



SHEATHING: WATER STAINS INDICATE LEAK, NO DETERIORATION => ROOFER

REAR VENT , FRONT (ABOVE LADDER)

Condition: Stains on the underside of the roof sheathing indicate history of a leak.

Implication: Water penetration into the underlying structure of the roof can lead to component failure and fungal growth.

Recommendation: Refer to a licensed roofing contractor for further evaluation.

Recommendation

Contact a qualified roofing professional.



5: ROOFING

Information

Roof Covering

Asphalt Fiberglass Mat Shingles

Viewed roof covering from

Zoom Camera and Drone

Roof Drainage

Standard Metal Tray and Downspout

Roof Drainage Systems: Advisory: Gutter Guard - Warranty?

Advisory: The roof drainage system is protected from clogging by a gutter guard. These systems sometimes come with a transferable warranty. Ask the seller for information regarding the installation.



Observations

5.1.1 Roof Coverings

SHINGLES CONDITION: LIFT CURL => ROOFER

Concern

Condition: A roof shingle(s) is lifting or curling.

Implication: Since shingles are designed to lay flat to shed water and debris, the curling can result in trapped moisture, leaks and decay of the underlying structure.

Recommendation: Refer to a licensed roofing contractor for evaluation and repair of the entire roof covering and flashings to ensure weathertightness.

Note: Pictures included with the report illustrate the concern, but are not necessarily an exhaustive list of all affected shingles.

Recommendation

Contact a qualified roofing professional.



Curling

5.1.2 Roof Coverings

MULTIPLE LAYERS => ROOFER

Concern

Condition: The roof has multiple layers of covering material.

Implication: While adding a layer to an existing roof covering is not necessarily problematic, it is not always recommended. Problems such as cupped shingles can "telegraph" through the new layer, the additional weight adds load to and reduces the life of the roof structure, the roof sheathing is not uncovered for inspection during installation of the added layer, the useful life of the exposed layer is reduced and eventual removal of the additional layer is more expensive.

Recommendation: Refer to a licensed roofing contractor for further evaluation and a better understanding of the ramifications of multi-layered roof coverings.

Recommendation

Contact a qualified professional.



5.2.1 Roof Drainage Systems

EXTENSION: PIPE EXIT? => SPECIALIST



ALL EXTENDED DOWNSPOUTS

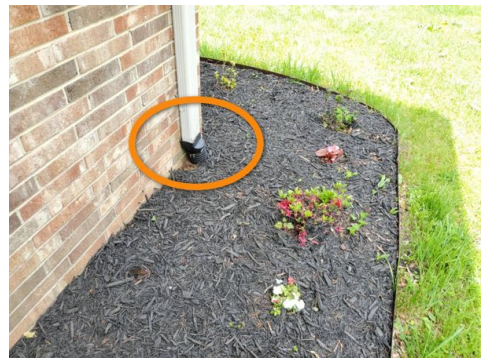
Condition: The gutter downspouts are piped underground. The exits of these pipes were not located or verified.

Implication: Direct drainage from the gutter system can result in water penetration into the foundation area and foundation deterioration.

Recommendation: Refer to the seller (builder) or a qualified contractor to locate the outlet ends including that of any surface drains. The underground piping should be routinely flushed to ensure it flows freely and, if necessary, repaired.

Recommendation

Contact a qualified professional.



6: PLUMBING

Information

General: Water Supply and Septic Service

Public Water and Private Septic

Main Water Shut-off: Advisory: Plumbing Main Shutoff Location

Bedroom Closet

Advisory: In case of a plumbing related emergency, it is important that family members know where the main plumbing shutoff valve is located.

Note: The valve is not tested.

Main Water Shut-off: Main Water Shutoff in Home Water Distribution: Supply and Distribution Material(s)

1st Floor Bedroom Closet

Copper, Some PEX Repairs

Water Distribution: Advisory: Sediment Filter

Kitchen Sink

Advisory: The plumbing supply system includes a sediment filter. Water that has a high sediment level can change its aesthetic quality and have a detrimental effect on the performance of the plumbing equipment (blockage in the strainers, flow controls and solenoids).

A sediment filter acts as a sieve to remove these particles. They don't remove chemicals or heavy metals or make the water taste or smell better.

The filter requires regular maintenance.



Plumbing Drain and Waste: Fixture Drain & Waste Line Material(s)

Fixture: Metal, Fixture: Plastic, Waste: PVC, Waste: Cast Iron

Plumbing Vent: Plumbing System Vents

PVC, Galvanized Steel

Water Heating: Water Heater: Manufacturer

A.O. SMITH*

Water Heating: Water Heater: Location

Utility Room

Water Heating: Water Heater: Fuel

Fuel: Natural Gas, Flue: Atmospheric Draft

Water Heating: Water Heater: Specified Capacity

50 Gallon

Water Heating: Water Heater: Year Manufactured

2020

Water Heating: Expansion Tank

Present

Water Heating: Advisory: Expansion Tank Monitor

Water Heater

Maintenance Advisory: Expansion tanks are safety devices meant to prevent the water heating unit from exploding and have been recommended since 2002. The hot water system for this home does have an expansion tank. These tanks are prone to fail more often than the water heater and should be tested routinely. The common way to test the expansion tank is to rap it with a metal object on both ends. Since a portion of the tank should hold water, the sound from the end closest to the water heater should be dull. The other end should be holding air and should sound like a "ting". If the tank appears to have failed, refer to a licensed plumbing contractor for repair.

For more information see: <https://fcinsp.com/exp-tanks/>



Private Septic System: Advisory

Advisory: A private septic system disposes plumbing waste. It is the homeowner's responsibility to operate and maintain this systems, but determining their adequacy is beyond the scope of the home inspection. The buyer (homeowner) should consult the local health department or a licensed septic contractor for evaluation of the system.

Municipalities that regulate private systems often require that a separate location on the property is designated as the "backup" should the primary system fail. The location of this backup field and the qualification of the original system may affect plans for home expansion or remodeling.

Engineered (non gravity) systems require more maintenance and sometimes routine inspection by the local municipality.



Observations

6.3.1 Water Distribution

SUPPORT: INADEQUATE => PLUMBER



Condition: The plumbing supply lines are supported by straps attached to the flooring system which prevent stress, damage and leaking. Some straps are missing or inadequate to provide proper support.

Implication: Continued movement can cause damage and leaking.

Recommendation: Refer to a licensed plumbing contractor for further evaluation and repair.

Recommendation

Contact a qualified plumbing contractor.



6.4.1 Plumbing Drain and Waste



MAIN AND BRANCH: CAST IRON WITH VISIBLE CORROSION &/OR LEAKING => PLUMBER

Condition: Portions of the plumbing waste lines are the original cast iron pipes which corrode from the inside causing slow drains, "back ups" and eventually leaks.

Exterior corrosion and signs of leaking were observed.

Note: Cast iron may also be used in areas not observed.

Implication: The home inspection process does not allow for evaluation of functional drainage under heavy load (e.g. simultaneous operation of dishwasher, showers, etc.). The pipes are most likely clogged and are subject to failure.

Recommendation: Refer to a licensed plumbing contractor for further evaluation of the waste system with a remote camera and budget for eventual replacement of cast iron sections.

Note: The life expectancy of the pipe is indeterminate.

Recommendation

Contact a qualified plumbing contractor.



Owner's Bathroom

6.6.1 Water Heating



EXPANSION TANK: SUPPORT INADEQUATE => PLUMBER

WATER HEATER

Background: Expansion tanks are safety devices meant to prevent the water heating unit from exploding and have been recommended since 2002.

Condition: The hot water system for this home does have an expansion tank, but it lacks sufficient support.

Implication: Should the bladder fail and the expansion tank fill with water, its added weight may cause the fitting to break and the tank to expel water under high pressure.

Recommendation: Refer to a licensed plumbing contractor for evaluation and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



6.6.2 Water Heating

**INSTALLATION: GAS IN CONFINED SPACE
W/LIMITED SOURCE FRESH AIR => PLUMBER**

Concern

WATER HEATER

Background: To ensure complete and safe combustion, gas-burning appliances require a specific volume of "fresh" air. Restricted or insufficient airflow can cause incomplete combustion and poor drafting of exhaust gases. At a minimum, energy is wasted and the life of the appliance is shortened. More importantly, the condition can endanger the lives of the house inhabitants.

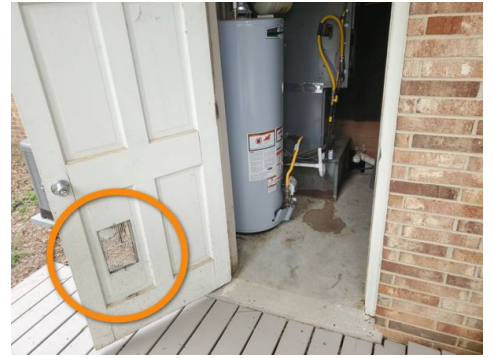
Condition: The gas water heater is installed in a confined space with a limited source of fresh air (one vent low, none high). Gas burning systems require fresh air to ensure safe and proper operation.

Implication: Inadequate supply can cause inefficient combustion and introduce carbon monoxide into the home - a safety hazard.

Recommendation: Refer to a licensed plumbing contractor for further evaluation and repair.

Recommendation

Contact a qualified plumbing contractor.



6.8.1 Plumbing Fixtures Sink

DRAIN LEAKING => PLUMBER

Concern

KITCHEN (RIGHT)

Condition: The drain line of a sink(s) is leaking.

Implication: Continued leaking has or will lead to deterioration of the underlying structure.

Recommendation: Refer to a licensed plumbing contractor for further evaluation and repair.

Recommendation

Contact a qualified plumbing contractor.



6.8.2 Plumbing Fixtures Sink

TAILPIECE IS FLEXIBLE => PLUMBER

Concern

OWNER'S BATHROOM

Condition: A sink(s) has a flexible (corrugated) tailpiece drain.

Implication: These drains are not self-cleaning, are prone to clogging and promote bacteria growth.

Recommendation: Refer to a licensed plumbing contractor for repair.

Recommendation

Contact a qualified plumbing contractor.



6.8.3 Plumbing Fixtures Sink

TRAP TOO DEEP => PLUMBER

Concern

KITCHEN

Condition: The depth of a sink trap exceeds common installation practices.

Implication: A deep trap is more likely to clog.

Recommendation: Refer to a licensed plumbing contractor for repair.

Recommendation

Contact a qualified plumbing contractor.



6.9.1 Plumbing Fixtures Shower

SHOWER: DIVERTER LEAKING => PLUMBER

HALL BATH

Condition: The control valve that diverts water from the faucet to the shower head is leaking.

Implication: Depending on severity, the condition can or will lead to inadequate pressure from the shower head.

Recommendation: Refer to a licensed plumbing contractor for repair.

Recommendation

Contact a qualified plumbing contractor.



6.10.1 Plumbing Fixtures Tub

TUB: DRAIN SLOW => PLUMBER

HALL BATH

Condition: A tub(s) drains slowly.

Implication: A slow drain may indicate a clogged line or an underlying problem with venting of the waste system.

Recommendation: Refer to a licensed plumbing contractor for further evaluation and repair.

Recommendation

Contact a qualified plumbing contractor.



7: ELECTRICAL SYSTEM

Information

Main Elec Service Conductors and System Ground

Interior Hall

Overhead Service, 120/240 Volts

2 Phase, Grnd: To Metal

Plumbing, Ground Undetermined

Main Panel Amps / Volts / Location

125 Amps

Smoke Detectors

Hallways & Bedrooms Not Interconnected

GFCI Protection

Exterior and Baths, Laundry, Kitchen

Carbon Monoxide Detectors

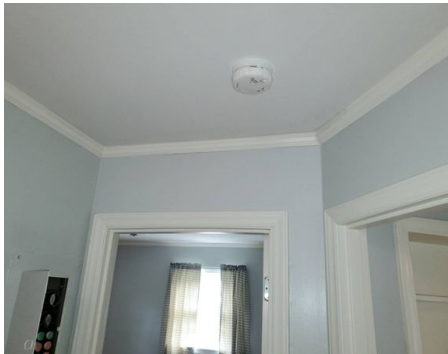
CO Detector Not Interconnected

Smoke Detectors: Advisory: Smoke Detector Information

Advisory: Smoke detectors should be updated every 5 to 7 years and batteries changed semi-annually. Two types of detectors - ionization or photoelectric - are generally available, but most homes have ionization. In studies, ionization detectors have been found significantly inferior to photoelectric units in both smoldering and fast-flame fire scenarios. The type of detector installed in this home is not determined. Refer to a licensed electrical contractor for further evaluation.

Smoke Detectors: Advisory: Smoke Battery Only

Advisory: The smoke detector(s) relies on battery only and is not connected to house power. This makes it especially important to change the batteries semi-annually. Ideally, smoke detectors should be added to bedrooms and interconnected with hallway smoke and CO detectors to sound concurrently.



Observations

7.1.1 Service Entrance Conductors

SEC: THROUGH TREE => ELECTRICIAN

FRONT

Condition: The overhead electric service entrance cable is routed through a tree.

Implication: Movement of the tree in high wind could cause damage to the cable and interruption of service.

Recommendation: Refer to either the local utility or a licensed electrical contractor for remediation.

Recommendation

Contact your local utility company



7.2.1 Service and Grounding Equipment



Safety Hazard

GROUND: CU PIPE, PATH INTERRUPTED W/NON-CONDUCTING MATERIAL => ELECTRICIAN

Background: In house electrical systems, electrical grounding directs dangerous electrical charges away from the home and into the ground. In the event of an electrical mishap, the grounding system provides a path of least resistance that ensures stray current will flow safely back to the earth itself. It thus reduces the chances that a short circuit will cause a fire or life-threatening shock.

Before the advent of new materials, a home's copper water pipe provided a safe ground for the home's electrical system. The plumbing system was grounded because its metal pipes extended a long way underground.

Condition: The ground is attached to pipe that no longer provides a path to ground because it has been repaired with a non-conducting material

Recommendation

Contact a qualified electrical contractor.



7.2.2 Service and Grounding Equipment



Safety Hazard

GROUND: WIRE SIZE/GAUGE INCORRECT => ELECTRICIAN

Background: In house electrical systems, electrical grounding directs dangerous electrical charges away from the home and into the ground. In the event of an electrical mishap, the grounding system provides a path of least resistance that ensures stray current will flow safely back to the earth itself. It thus reduces the chances that a short circuit will cause a fire or life-threatening shock. An important component of a home's grounding system can include connection to a metal rod or copper plumbing.

Condition: The electrical system ground leading from the meter is of insufficient size (gauge).

Implication: The ground relies on contact with the earth in a prescribed manner to ensure proper overcurrent protection and prevent safety hazards.

Recommendation: Refer to a licensed electrical contractor for further evaluation of the electrical system and remediation as necessary to deem it safe.

Recommendation

Contact a qualified electrical contractor.

7.3.1 Main and Distribution Panels



Safety Hazard

EDISON FUSE PANEL - EXCEEDS CIRCUIT CAPACITY => ELECTRICIAN

Background: Screw type ("Edison") fuses are round fuses that screw into an electric panel to complete a circuit. The fuse contains a strip of soft wire or metal that will melt to interrupt current flow within a given circuit when the current exceeds the current capacity of the fuse. Edison type fuses are problematic because a fuse exceeds the current carrying capacity of the conductor (the wiring of the circuit) is easily placed in the panel - a safety hazard. Edison fuses are prone to "blow" and homeowners often replace them with a fuse of a higher rating to avoid the inconvenience.

Condition: The home is equipped with an "edison" type fuse panel. The amperage rating of fuses installed exceed the current carrying capacity of the circuit's conductors.

Implication: Exceeding the current capacity of a conductor risks overheating of the conductor and/or damage to the attached appliance(s). Overheating of the circuit can cause property damage due to fire.

Recommendation: Refer to a licensed electrical contractor for further evaluation of the entire electrical system and repair/remediation.

Recommendation

Contact a qualified electrical contractor.



7.4.1 Branch Circuits

2-WIRE: RECEPTACLE W/3-PRONG, BUT NO GFCI PROTECTION => ELECTRICIAN



THROUGHOUT

Condition: Some or All 3-prong receptacles tested as open ground. The house is still utilizing the original (ungrounded) wiring that contains only two conductors (hot and neutral). The grounding prong of the 3-prong receptacle is meant to be tied to a third wire for equipment grounding.

Implication: An equipment ground provides an extra measure of safety to prevent electrical shock and property damage. Three prong receptacles on a two wire conductor should be GFCI protected and labeled "GFCI protected" and "no equipment ground". For homes built before 1945, the wiring hidden in the walls may be "knob and tube" - an obsolete form of wiring that warrants further evaluation.

Recommendation: Refer to a licensed electrical contractor for evaluation and repair.

Recommendation

Contact a qualified electrical contractor.



8: GAS SUPPLY

Information

Gas Type

Natural Gas

Gas Piping

Black Steel

Gas Appliances

Furnace(s), Water Heater

**Fuel Turn Off At Meter and
Appliance(s)**

Yes

9: SPLIT SYSTEM HEATING

Information

Heat Type

Gas Furnace (cover removed)

Energy Source

Natural Gas

Manufacturer

Rheem

Location

Utility Room

Year Manufactured

2020

HVAC Distribution

Forced Air: Metal Box and Branch

Observations

9.1.1 Heating Equipment

Concern

FLUE: CORRODED => HVAC

REAR ROOF

Condition: The exhaust flue of the gas furnace is rusted indicating a history of condensation on the metal pipe.

Implication: Condensation can occur when the exhaust gas cools or leaks before it exits the flue at its normal point of termination. Incomplete or improper exhaustion of flue gases can lead to incomplete combustion - a risk to both property and personal safety.

Recommendation: Refer to a licensed HVAC contractor for further evaluation and repair.

Recommendation

Contact a qualified heating and cooling contractor



Furnace Flue

9.1.2 Heating Equipment

Concern

METAL FLUE: REPAIRED => HVAC

UTILITY ROOM

Condition: The metal exhaust flue of the water heater and gas furnace is repaired.

Implication: A repair is usually indicative of rust which indicates a history of condensation on the metal pipe. Condensation can occur when the exhaust gas cools or leaks before it exits the flue at its normal point of termination. Incomplete or improper exhaustion of flue gases can lead to incomplete combustion - a risk to both property and personal safety. Corroded metal flue pipe is usually replaced because of the related risk.

Recommendation: Refer to a licensed HVAC contractor for further evaluation and repair.

Recommendation

Contact a qualified heating and cooling contractor



9.2.1 HVAC Distribution

 Concern

DUCTS: DIRTY & PETS => HVAC THROUGHOUT

Condition: The interior of the HVAC supply ducts throughout the home are covered in dirt and what appears to be pet hair.

Implication: The condition may not represent an unhealthy environment. Click [here](#) for the EPA's more in-depth discussion on the topic.

Recommendation: If desired, refer to a licensed HVAC specialist for further evaluation and remediation. Note: some duct cleaning techniques damage the duct interior.

Recommendation

Contact a qualified professional.



9.2.2 HVAC Distribution

 Concern

METAL DUCT OR DISTRIBUTION CORRODED UTILITY ROOM

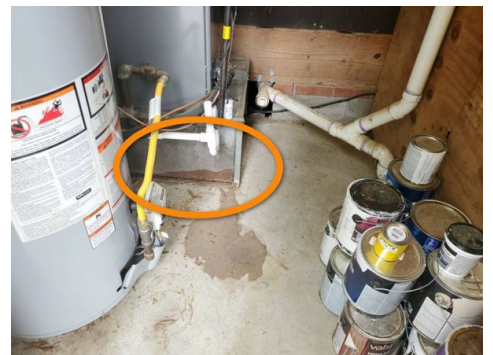
Condition: A metal portion(s) of the HVAC ductwork is corroded.

Implication: Corrosion has or will cause openings in the HVAC system, reducing energy efficiency and distributing unfiltered air to the interior.

Recommendation: Refer to a licensed HVAC contractor for repair.

Recommendation

Contact a qualified HVAC professional.



9.2.3 HVAC Distribution

UNHEATED INTERIOR => HVAC

LAUNDRY

Condition: An area of the home connected to conditioned interiors is unheated. An exterior door does separate the area from the rest of the home.

Implication: To ensure energy efficiency, the door to the area should remain closed as much as possible.

Recommendation: Refer to a licensed HVAC contractor for recommendations regarding remediation.

Recommendation

Contact a qualified HVAC professional.



Concern



9.2.4 HVAC Distribution

**ROUND METAL DUCTS => INSULATION
CONDENSATION => HVAC**

Background: In the era of construction, uninsulated metal ducts were used to deliver heated air. With the advent of central cooling systems, these metal ducts proved problematic. As cool air flows through, condensation forms on the exterior, adding moisture to the area. An uninsulated system is, by definition, also less energy efficient.

Condition: HVAC air is distributed throughout via metal ducts.

Implication: The lack of insulation contributes to moisture in the area and corrosion of the duct work. The moist conditions promote fungal growth both inside the ducts as well as the surrounding area. It is also possible that asbestos containing materials were used during installation.

Recommendation: Refer to a licensed HVAC contractor for an invasive inspection of the distribution system to determine its effectiveness and cleanliness.

Recommendation

Contact a qualified HVAC professional.



Concern



10: SPLIT SYSTEM COOLING

Information

Type Condensing AC, Refrigerant (unit label): R410A	Location Condenser Rear - Evaporator Coil w/Furnace	Condenser (outside unit) Manufacturer Rheem
Condenser Year Manufactured 2020	Evaporator Coil (inside unit) Manufacturer Rheem	Evaporator Coil Year Manufactured 2020
Distribution Same As Heating		

11: INTERIORS

Information

Interior General: Interiors

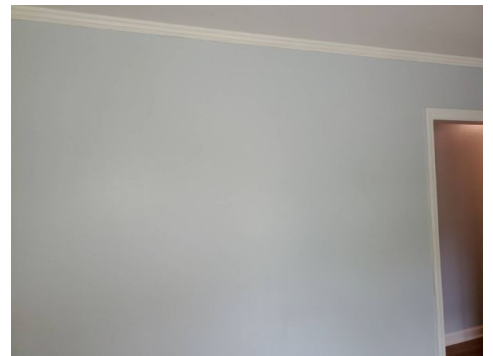
Heating and Cooling Source
Noted, Built Between 1957 and
1978, Freshly Painted

Limitations

Interior General

FRESHLY PAINTED

Limitation: The interior of the home has been recently painted. Cracks indicating structural concerns, stains indicating water intrusion and other concerns may not be visible.



Observations

11.1.1 Interior General

AGE = 1957 TO 1977: PACM AND LEAD?



Condition: Considering the age of this home, lead based paint and presumed asbestos containing materials (PACM) probably were and may still be present.

Recommendation: The buyer should ask the seller to disclose steps taken to remediate PACM and lead contaminates. For additional information, refer to an environmental testing company to evaluate the property further and, if necessary, recommend methods of removal and/or repair.

Recommendation

Contact a qualified professional.



11.1.2 Interior General

CEILING: REPAIR - WHY?=> GC



KITCHEN AND OWNER'S BATHROOM

Condition: The interior ceiling(s) has been repaired.

Implication: What caused the need for repair was indeterminate.

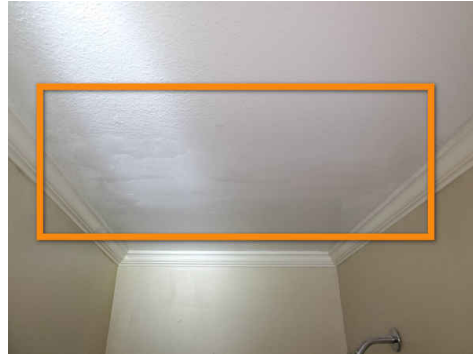
Recommendation: Ask the seller to disclose the reason for the repair and refer to a licensed general contractor for further evaluation.

Recommendation

Contact a qualified general contractor.



Kitchen



Owner's Bath

12: INSULATION AND VENTILATION

Information

Attic Insulation: Attic Insulation (where visible)

Blown Fiberglass

Attic Ventilation: Attic Ventilation

Ridge, Static Gable

Floor System Insulation: Floor System Insulation (where visible)

Fiberglass Batt Faced

Floor System Ventilation: Crawl Space Ventilation

Foundation Vents

13: CARPORT

Information

Carport Size

One Car

Carport Floor

Concrete