

Inspection Report



123 Popular St
Anytown, USA

Prepared for: New Home Buyer

Prepared by: Arrow Home Inspection Services, LLC
P.O. Box 37124
Rock Hill, SC 29732

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- | | | |
|----|---------------|---|
| A | Acceptable | Functional with no obvious signs of defect. |
| NP | Not Present | Item not present or not found. |
| NI | Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected/not in service at time of inspection. |
| R | General | Item is not fully functional and/or is unable to perform its intended function, and/or needs repair or servicing |

General Information

Property Information

Property Address 123 Popular St
City Anytown State USA Zip
Contact Name New Home Buyer
Phone Fax

Client Information

Client Name New Home Buyer
Client Address
City State Zip
Phone Fax

Inspection Company

Inspector Name Johnny Kay SC Lic #327 / NC Lic # 1909
Company Name Arrow Home Inspection Services, LLC
Company Address P.O. Box 37124
City Rock Hill State SC Zip 29732
Phone 803-230-7656 Fax

Conditions

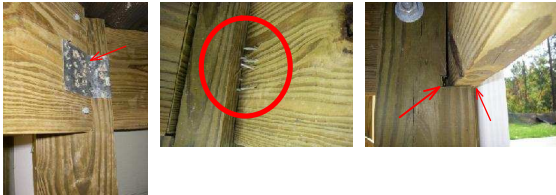
Others Present Building Supervisor, Workers Property Occupied No
Inspection Date 09/29/2008
Start Time 9:45 AM End Time 1:00 PM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 77 F
Weather Clear Soil Conditions Damp
Space Below Grade Crawl Space
Building Type Single Family, New Construction Garage Attached



Lots and Grounds

A NP NI R

- Walks: Concrete
- Steps/Stoops: Brick
- Patio: Concrete
- Deck: Treated wood Decking material is used in the covered screen porch area, Visible evidence suggests the corner deck strap is not properly fastened in place, Visible rotation in the right rear corner band sill, A qualified licensed contractor is recommended to evaluate the deck framing for any needed repairs



- Balcony:
- Porch: Concrete Under repair at the time of inspection
- Vegetation: Not completed
- Retaining Walls:
- Basement Stairwell:
- Grading: Not completed
- Swale: Adequate slope and depth for drainage
- Window Wells:
- Bsmt. Stairwell Drain:
- Exterior Surface Drain: None Visible
- Driveway: Concrete

Exterior Surface and Components

A NP NI R

- All walls Exterior Surface
- Type: Hardy Plank/ Cement Board Evidence suggests the siding in the middle post of the garage doors and on the rear wall may not have sufficient minimum clearance to the finished grade (6" min clearance is typical), Minimum clearances should be maintained per the siding manufacturer's specifications The butt-end joints in the siding panels are varied in the siding application, It should be determined that the wider gaps in these joints do not exceed the allowable gap per the manufacturer's specifications, Loose siding panels and missing siding nails along the right side wall, Siding should be fastened per the manufacturer's specifications, Damaged siding on the right side wall, Recommend evaluation by a qualified licensed contractor for any needed repairs



Exterior Surface and Components (Continued)

- Trim: Wood, vinyl
- Fascia: Composite material
- Soffits: Composite material
- Door Bell: Not inspected
- Entry Doors: Metal
- Patio Door:
- Windows: Vinyl double hung
- Storm Windows:
- Window Screens: Vinyl mesh
- Basement Windows:
- Exterior Lighting: Surface mount
- Exterior Electric Outlets: Grounded, GFI Protected
- Hose Bibs: Typical
- Gas Meter: Exterior surface mount
- Main Gas Valve: Located at gas meter

Roof

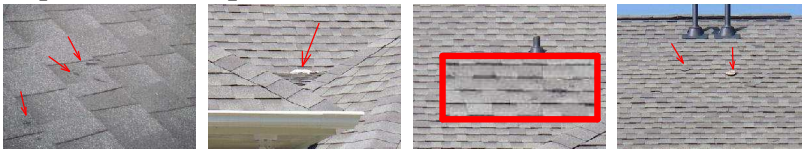
Note: Inspectors are not required to estimate the remaining life of roof coverings or perform tasks that place his/her person in danger. Some areas of the roof may not be visible due to height and roof angles and certain weather conditions. Attached accessories (to the roof) are not included in the inspection or report.

A NP NI R

Main Roof Surface

Method of Inspection: Binoculars at Ground level

- Unable to Inspect: 15% Height of roof, Roof Angles
- Material: Asphalt/Fiberglass Shingle Minor damage to a small number of shingles on the front (porch) and rear slopes, Remove debris from the roof surfaces, A qualified licensed roofing contractor is recommended to evaluate the roof for any needed repairs



Type: Gable , shed

- Flashing: Metal There is no visible kick-out flashing at the wall-to-roof areas, Some cement board siding manufacturers require kick-out flashing at these areas, A qualified licensed roofing contractor is recommended to evaluate any needed repairs



- Valleys: Asphalt/Fiberglass Shingle
- Skylights:
- Plumbing Vents: PVC
- Electrical Mast: Underground utilities
- Gutters: Aluminum
- Downspouts: Aluminum
- Leader/Extension: Splashblocks, Plastic leaders Limited visibility

Not Present Chimney

- Chimney:
- Flue/Flue Cap:
- Chimney Flashing:

Garage/Carport

Note: Remote controls for garage doors are not included as part of the inspection.

A NP NI R

Attached Garage _____

Type of Structure: Tuck under Car Spaces: 2

- Garage Doors: Metal
- Door Operation: Mechanized
- Door Opener: Wayne Dalton
- Service Doors: Metal
- Ceiling: Drywall
- Walls: Drywall Along the rear offset wall in the garage, the wall and sole plate extend beyond the foundation wall support, Can and may be prone to rotation along the sole plate as the structure settles, Recommend evaluation by a qualified licensed contractor
Properly seal gaps and penetrations in the wall surfaces, The garage should be properly separated from the attic and habitable spaces above and adjacent to the garage area



- Floor/Foundation: Poured slab
- Hose Bibs:
- Electrical: Grounded GFI protected The GFI control outlet does not function properly, Recommend evaluation by a qualified licensed electrician for any repairs
- Heating:
- Windows:

Electrical

Note: Electrical panel box inspection is visual only and no metering or testing with instruments has been performed.

A NP NI R

Service Size Amps: 200 Volts: 120-240 VAC

- Service: Underground, Aluminum
- Aluminum Wiring: Not present
- Conductor Type: Romex Limited access/visibility due to finished construction
- GFCI: At GFCI receptacles only
- Ground: Rod in ground Limited visibility of the rod in the ground, The ground wire is not properly secured in place, Correction needed



- Smoke Detectors: Hard-wired and interconnected

Garage Electric Panel _____

- Manufacturer: Cutler-Hammer

Max Capacity: 200 Amps

Electrical (Continued)

- Main Breaker Size: 200 Amps
- Breakers: CU/AL
- Fuses:

Is the panel bonded? Yes No Visible evidence suggests the bond clips are not properly installed



Structure

A NP NI R

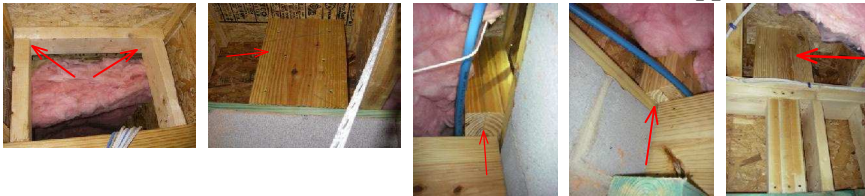
- Structure Type: Wood frame Limited access due to finished construction
- Foundation: Brick, Block Visible damage to the foundation wall where the drain pipes penetrate the front wall and where the refrigerant lines penetrate the right side wall , Recommend evaluation by a qualified licensed contractor for any needed repairs, Limited visibility due to finished grade



- Differential Movement: No movement or displacement visible Limited visibility due to grade
- Beams: Rim Board, Solid Wood Lifting wall sole plate on the right side foundation wall, Recommend evaluation by a qualified licensed contractor, Limited access due to finished construction



- Bearing Walls: Not visible Access obstructed by finished construction
- Joists/Trusses: Engineered floor joists Squash blocks are improperly installed along the interior girder, The position of the squash blocks places the load bearing along the weakest axis/dimension of the 2x4, Squash blocks should be installed per joist manufacturer specifications and where needed along the load paths , Squash block near the half-bath area is improperly oriented, Typical manufacturer specs call for the blocks to be installed parallel to the joists, Squash blocks on the front end of an interior girder are wider than the supporting girder, Recommend evaluation by a qualified licensed contractor, Limited access due to batt-type floor insulation



- Piers/Posts: Block piers Improper shimming supports on the piers, Recommend improved shimming, Recommend evaluation by a qualified licensed contractor



Structure (Continued)

- Floor/Slab: Not visible Inaccessible due to floor coverings
- Stairs/Handrails: Wood stairs with wood handrails The handrails do not feel to be smoothly finished , A qualified licensed contractor is recommended to evaluate any needed repairs, Limited access due to finished construction
- Subfloor: Wafer Limited access due to floor insulation

Attic

Note: The inspector is not required to enter attic spaces where the headroom is less than 3 feet, where hazardous conditions exists, or if the area is otherwise inaccessible.

A NP NI R

Bedroom (PULL DOWN) Attic

Method of Inspection: In the attic

- Unable to Inspect: 40% Limited flooring, Low clearance, Roof line, HVAC ducts, Safety
- Roof Framing: Rafter, Truss Loose/damaged truss plates on the right side gable end truss, Missing supports for the purlin braces along the gable end walls, Purlin brace supports are typically installed at no more than maximum spacing of 4 feet on center along the purlin brace, Engineered roof trusses should not be modified/altered/repared without the approval of the truss design/structural engineer. Alterations to roof trusses resulting in the addition of load that exceeds the design load for the truss shall not be permitted without verification that the truss is capable of supporting such additional load, A qualified licensed structural engineer/design professional is recommended to evaluate the trusses for any repairs, This should include a letter from the registered design professional/engineer stating what repairs (if any) are needed, approval of performed repairs, signature, state license number, and state registered stamp of the engineer.

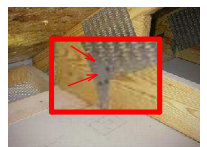


- Sheathing: Wafer Limited access
- Ventilation: Ridge and soffit vents Limited access
- Insulation: Batts, Blown in Limited access
- Insulation Depth: 12" Limited access
- Attic Fan:
- House Fan:
- Wiring/Lighting: 110 VAC lighting circuit Limited access
- Moisture Penetration: None visible Limited access
- Bathroom Fan Venting: Not visible

Recreation Room - front Attic

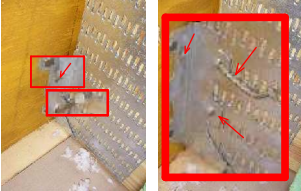
Method of Inspection: In the attic

- Unable to Inspect: 10% Obstructed by wall insulation



Attic (Continued)

- Roof Framing:** Rafter, Truss Missing/improperly installed nails in the truss hanger supports (2nd and 4th trusses from the left end gable wall), All hanger supports should be installed per the manufacturer's specifications, Missing nails in the hurricane tie-down straps, All straps/tie-downs should be installed per the manufacturer's specifications, Recommend evaluation by a qualified licensed contractor for any needed repairs, Limited access



- Sheathing:** Wafer Limited access
 Ventilation: Soffit vents
 Insulation:
 Attic Fan:
 House Fan:
 Wiring/Lighting: Lighting Circuit Limited access
 Moisture Penetration: None visible Limited access
 Bathroom Fan Venting:

Crawl Space

Note: Some areas of the crawl space may be inaccessible due to low clearance, storage items, trash and debris, ductwork, plumbing, standing water, unsafe conditions, floor insulation, earth filled areas, or the access door is locked at the time of inspection. The inspector is not required to enter a crawl space where the headroom is less than 18 inches, where adverse conditions exist, move stored items or debris, enter areas that may contain hazardous materials, or is otherwise inaccessible. Moisture readings are typically taken at below grade (e.g. crawl spaces, below grade basements). Moisture readings are taken above grade only when visual evidence indicates concern at the time, and day, of the inspection.

A NP NI R

Side wall access Crawl Space _____

Method of Inspection: In the crawl space

- Unable to Inspect:** Slab on grade/Earth filled areas/ Areas with floor insulation
 Access: Open Remove trash and debris from the crawl space area



- Moisture Penetration:** Yes Water entry noted around the drain pipe penetration in the front wall, The foundation wall should be properly sealed on both sides of the wall to prevent moisture intrusion into the crawl space area, Pooling water along the right side wall, Recommend evaluation by a qualified licensed contractor for any needed repairs



Crawl Space (Continued)

Moisture Location: Front wall

- Moisture Barrier: Plastic
- Ventilation: Vents
- Insulation: Fiberglass batts
- Sump Pump:
- Electrical: Grounded GFI protected Improperly terminated wires should be placed in covered junction boxes, All wires should be properly secured to the floor framing, A qualified licensed electrician is recommended to evaluate any needed repairs, Limited visibility due to finished construction



- HVAC Source:

Air Conditioning

Note: Air conditioning units are not inspected when the outside temperature is below 70 degrees F or when other circumstances may cause equipment damage. The inspection does not report on the efficiency of the HVAC systems or distribution. Equipment that has been "shut down" or does not respond to normal operating controls will not be activated. Window units are part of this inspection.

A NP NI R

Exterior AC System _____

- A/C System Operation: Functional at time of inspection Conditioned air loss occurring at exchange unit, A qualified licensed HVAC contractor is recommended to evaluate any needed repairs



- Condensate Removal: PVC A gravel pit has been installed to accept the drainage discharge from the condensate drain lines, Evidence also suggests the pit is pulling the drainage towards the structure instead of properly draining away from the structure, Recommend evaluation by a qualified licensed HVAC contractor



- Exterior Unit: Carrier
 Model Number: 24ABB436A300 Serial Number: 3308E16992
 Area Served: Not determined Approximate Age: New
 Fuel Type: Electric Temperature Differential: AC
 Type: Central A/C Capacity: 3 TONS

- Visible Coil: No
- Refrigerant Lines: Serviceable condition
- Electrical Disconnect: Breaker disconnect

Exterior AC System _____

- A/C System Operation: Functional at time of inspection
- Condensate Removal: Electric pump A gravel pit has been installed to accept the drainage discharge from the condensate drain lines, Evidence also suggests the pit is pulling the drainage towards the structure instead of properly draining away from the structure, Recommend evaluation by a qualified licensed HVAC contractor

Air Conditioning (Continued)

- Exterior Unit: Carrier
Model Number: 24ABB430A300 Serial Number: 3408E19395
Area Served: Not determined Approximate Age: New
Fuel Type: Electric Temperature Differential: AC
Type: Central A/C Capacity: 2.5 TONS
 Visible Coil: No
 Refrigerant Lines: Serviceable condition
 Electrical Disconnect: Breaker disconnect
 Exposed Ductwork: Insulated flex Limited access
 Blower Fan/Filters: Not visible
 Thermostats: Individual

Fireplace/Wood Stove

Note: When a wood insert or a wood stove is present, it is always advisable, due to the limited or no visibility/access to the chimney flues, to have further inspection performed by a licensed chimney sweep. The inspector does not start a fire in the fireplace or wood stove/insert to determine function and draft.

A NP NI R

Living Room Fireplace

- Freestanding Stove:
 Fireplace Construction: Prefab
Type: Gas log
 Fireplace Insert:
 Smoke Chamber: Not accessible
 Flue: Metal
 Damper: None visible
 Hearth: Flush mounted

Heating System

Heat exchangers are not part of this inspection or report. Heating units are not inspected when the outside temperatures are above 70 degrees F or other circumstances may cause damage. The inspection does not report on the efficiency of the HVAC systems or distribution. Equipment that has been "shut down" or does not respond to normal operating controls will not be activated.

Carbon Monoxide: If any type of gas fired/burning equipment or appliances are present, it is recommended that a carbon monoxide detector be installed in the house per the manufacturer's instructions.

A NP NI R

Attic Heating System

- Heating System Operation: Not inspected Not inspected due to outside temperature above 70 degrees, You may wish evaluation by a qualified licensed HVAC company
Manufacturer: Carrier
Model Number: Not visible - access panel has been taped shut Serial Number: Not visible - access panel has been taped shut
Type: Gas Furnace Capacity: Not visible - access panel has been taped shut
Area Served: 2nd floor Approximate Age: Not Determined
Fuel Type: Natural gas
 Heat Exchanger: Not visible
Unable to Inspect: 100%

Heating System (Continued)

- Blower Fan/Filter: Not visible
- Distribution: Insulflex duct Limited access/visibility
- Draft Control: Automatic
- Flue Pipe: PVC
- Devices: None visible
- Humidifier: None visible

Crawl Space Heating System _____

- Heating System Operation: Not inspected Not inspected due to outside temperature above 70 degrees, You may wish evaluation by a qualified licensed HVAC company

Manufacturer: Carrier

Model Number: Not recorded Serial Number: not recorded

Type: Gas Furnace Capacity: Not Determined

Area Served: 1st floor Approximate Age: Not Determined

Fuel Type: Natural gas

- Heat Exchanger: Not visible

Unable to Inspect: 100%

- Blower Fan/Filter: Not visible

- Distribution: Insulflex duct The air return cover in the stairway is bent/damaged, Limited access/visibility of the ducts



- Draft Control: Automatic
- Flue Pipe: PVC
- Devices: None visible
- Humidifier: None visible
- Thermostats: Individual
- Fuel Tank: None located

Tank Location: None located

Plumbing

Note: Septic and drain fields are "visually inspected" for evidence of any effluence. Visual inspection can be affected by the amount of time a home has been vacant. Although effluence may not be visible, given a prolonged length of vacancy, you may wish further inspection. General recommendation - With a septic system you may wish to obtain a copy of the schematic of the tank and drain field locations on the property

A NP NI R

- Service Line: Pex Limited access
- Main Water Shutoff: Garage
- Water Lines: Pex Limited access due to finished construction
- Drain Pipes: PVC Limited access, Leaking at the Jack and Jill bath tub drain connection, A qualified licensed plumber/tradesman is recommended to evaluate any needed repairs
- Service Caps: Accessible
- Vent Pipes: PVC
- Gas Service Lines: Metal, Flex Limited access/visibility

Garage Water Heater _____

- Water Heater Operation: Functional at time of inspection

Manufacturer: American

Plumbing (Continued)

Model Number: DVG6250T42NV Serial Number: 0811T422836

Type: Natural gas Capacity: 50 GALS

Approximate Age: New Area Served: Whole Building

Flue Pipe: Direct Vent The collar at the wall surface is loose and should be properly secured in place, Correction needed



TPRV and Drain Tube: CPVC

Bathroom

A N P N I R

Master Bathroom

Ceiling: Drywall
 Walls: Drywall
 Floor: Ceramic tile
 Doors: Hollow wood
 Windows: Non-opening
 Electrical: Grounded GFI protected The light fixture (above shower) did not respond to normal switch controls, Recommend evaluation by a qualified licensed electrician

Counter/Cabinet: Ceramic and Wood
 Sink/Basin: Molded dual bowl
 Faucets/Traps: Functional during inspection
 Tub/Surround: Fiberglass tub and ceramic surround
 Shower/Surround: Fiberglass pan and ceramic surround Visible "weepholes" in the shower surround corners above the shower pan, Some builders indicate these are a part of a drain system, A drain system is not visible, Recommend obtaining more information from the builder regarding the holes and any drain system installed



Spa Tub/Surround:
 Toilets: Functional at time of inspection
 HVAC Source: Floor register
 Ventilation: Electric ventilation fan

Half-bath 1st floor Bathroom

Ceiling: Drywall
 Walls: Drywall
 Floor: Carpet
 Doors: Hollow wood The door will not remain in the open position and swings shut, Evaluation by a qualified licensed contractor is recommended

Windows:
 Electrical: Grounded GFI protected
 Counter/Cabinet:
 Sink/Basin: Pedestal
 Faucets/Traps: Functional during inspection
 Tub/Surround:
 Shower/Surround:
 Spa Tub/Surround:
 Toilets: Functional at time of inspection

Bathroom (Continued)

HVAC Source: Floor register Register cover missing



Ventilation: Electric ventilation fan

2nd Floor Hall Bathroom

Ceiling: Drywall

Walls: Drywall

Floor: Ceramic tile

Doors: Hollow wood

Windows:

Electrical: Grounded GFI protected

Counter/Cabinet: Ceramic and Wood

Sink/Basin: Molded single bowl

Faucets/Traps: Functional during inspection

Tub/Surround: Fiberglass tub and fiberglass surround

Shower/Surround: Tub/shower combination

Spa Tub/Surround:

Toilets: Functional at time of inspection

HVAC Source: Ceiling register

Ventilation: Electric ventilation fan

Jack and Jill Bathroom

Ceiling: Drywall

Walls: Drywall

Floor: Ceramic tile

Doors: Hollow wood

Windows:

Electrical: Grounded GFI protected

Counter/Cabinet: Ceramic and Wood

Sink/Basin: Molded single bowl

Faucets/Traps: Functional during inspection

Tub/Surround: Fiberglass tub and fiberglass surround Drain pipes are under repair at time of inspection

Shower/Surround: Tub/shower combination Drain pipes are under repair at time of inspection

Spa Tub/Surround:

Toilets: Functional at time of inspection

HVAC Source: Ceiling register

Ventilation: Electric ventilation fan

Kitchen

Note: Ranges/ovens are tested only to determine that the burners/elements heat at the "lo" and "hi" control settings for the range and the "bake and broil" settings for the oven. These are not tested for desired temperature constants for any given period of time.

A NP NI R

1st Floor Kitchen _____

- Cooking Appliances: Range / oven - electric The range is not in a stable position, Correction needed
- Ventilator: General Electric
- Disposal: Whirlaway Remove debris from inside the disposal
- Dishwasher: General Electric
- Trash Compactor:
- Microwave: General Electric
- Sink: Molded dual bowl
- Electrical: Grounded GFI protected The GFI control outlet to the left of the range appears to be connected to a light circuit serving the kitchen, Typically the two GFI circuits for the kitchen are dedicated circuits, In the electrical panel box 2 circuits are labeled as Kitchen GFI and another circuit is labeled as Kitchen Lights, Recommend evaluation by a qualified licensed electrician for any repairs, Limited access due to furnishings/storage items
- Plumbing/Fixtures: Functional during inspection
- Counter Tops: Granite
- Cabinets: Wood
- Ceiling: Drywall
- Walls: Drywall Limited access due to furnishings
- Floor: Hardwood
- Doors: Hollow wood
- Windows: Vinyl double hung
- HVAC Source: Floor register

Bedroom

A NP NI R

Master Bedroom _____

- Closet: Walk In
 - Ceiling: Drywall
 - Walls: Drywall
 - Floor: Carpet
 - Doors: Hollow wood
 - Windows: Vinyl double hung Evidence suggests the right side window is under repair at the time of inspection, All bedroom windows should be operable for proper emergency egress
 - Electrical: Grounded, ARC Fault protected Loose outlet (left rear corner) should be properly secured in place in the wall to prevent the outlet from pulling out of the wall and exposure to live wires, Correction needed.
 - HVAC Source: Floor register
- Upstairs front left Bedroom _____
- Closet: Single small
 - Ceiling: Drywall
 - Walls: Drywall
 - Floor: Carpet
 - Doors: Hollow wood
 - Windows: Vinyl double hung

Bedroom (Continued)

Electrical: Grounded, ARC Fault protected

HVAC Source: Ceiling register

Upstairs front right Bedroom

Closet: Single small

Ceiling: Drywall

Walls: Drywall

Floor: Carpet

Doors: Hollow wood

Windows: Vinyl double hung

Electrical: Grounded, ARC Fault protected

HVAC Source: Ceiling register

Upstairs right rear Bedroom

Closet: Single small

Ceiling: Drywall

Walls: Drywall The wall is under repair due to repairing plumbing leak at the Jack and Jill tub drain pipe



Floor: Carpet

Doors: Hollow wood

Windows: Vinyl double hung

Electrical: Grounded, ARC Fault protected

HVAC Source: Ceiling register

Living Space

A NP NI R

Breakfast Room Living Space

Closet:

Ceiling: Drywall

Walls: Drywall

Floor: Hardwood

Doors: Metal

Windows: Vinyl double hung One of the windows has been removed for repair at this time, Top sash falls in the right side window (rear wall), Correction needed



Electrical: Grounded

HVAC Source: Floor register

Great Room Living Space

Closet: Single small Closet in the foyer - visible gap in the drywall around the doorbell mechanism should be properly sealed



Ceiling: Drywall

Walls: Drywall

Floor: Carpet

Doors:

Windows: Vinyl double hung

Living Space (Continued)

- Electrical: Grounded Loose outlet (right of HVAC return) should be properly secured in place in the wall to prevent the outlet from pulling out of the wall and exposure to live wires, Correction needed.



- HVAC Source: Floor register

Study Living Space

- Closet:
 Ceiling: Drywall
 Walls: Drywall
 Floor: Hardwood
 Doors: French The door hinge is improperly installed in the right side door, Correction recommended



- Windows: Vinyl double hung
 Electrical: Grounded
 HVAC Source: Floor register

Dining Room Living Space

- Closet:
 Ceiling: Drywall
 Walls: Drywall
 Floor: Hardwood
 Doors:
 Windows: Vinyl double hung Sash(top)falls in the side wall window, Correction needed

- Electrical: Grounded
 HVAC Source: Floor register

Recreation Room Living Space

- Closet:
 Ceiling: Drywall
 Walls: Drywall
 Floor: Carpet
 Doors: Hollow wood
 Windows: Vinyl double hung Top sash falls (front side window), Recommend evaluation by a qualified licensed contractor for any repairs

- Electrical: Grounded
 HVAC Source: Ceiling register

Laundry Room/Area

Washers and dryers are not tested for proper function.

A NP NI R

1st Floor Laundry Room/Area _____

Ceiling: Drywall Ceiling is under repair at time of inspection



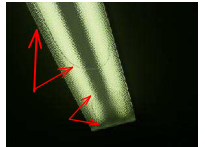
Walls: Drywall Limited access due to furnishings

Floors: Ceramic tile Limited access due to furnishings

Doors: Hollow wood

Windows:

Electrical: Not inspected Water is visible inside the overhead light fixture cover suggesting a plumbing leak from the Jack and Jill bathroom upstairs, The power was turned-off to this room by the superintendent and the light fixture was removed



HVAC Source: Floor register

Laundry Tub:

Washer Hose Bib: Typical

Washer and Dryer Electrical: 120-240VAC, 220VAC

Dryer Vent: Rigid metal Limited visibility

Dryer Gas Line:

Washer Drain: Wall mounted drain Limited visibility due to finished construction

Floor Drain: None visible

Final Comments

The purpose of the inspection is to provide the client with a better understanding of the property's condition as observed at the time and day of the inspection. This report is owned by Arrow Home Inspection Service, LLC, and may not be sold, gifted or transferred to any other party without the express consent of Arrow Home Inspection Service, LLC. Its use is limited to, and for the limited purpose of informing the client and their agent on behalf of the client only and the company shall assume no liability for its use beyond its original purpose. Possession and use of this report, in whole or part, by parties other than the client, or on behalf of the client, is illegal and strictly forbidden. Please notify our office to determine whether an authorized report is available to you for your needs. Authorized copies are not available as long as the named client has an interest in ownership of this property. If you are not the client named on this report or an agent working on behalf of the client you should not be in possession of this report.

Engineered floor joists and roof truss issues previously noted (7-18-08) should have been addressed by a qualified licensed structural engineer/design professional, This should include a letter from the registered design professional/engineer stating what repairs (if any) are needed, approval of performed repairs, signature, state license number, and state registered stamp of the engineer.

General Summary

The items/findings listed in the General Summary indicate that these systems/components are not fully functional and/or is unable to perform its intended function, or appears to warrant further investigation by a qualified licensed contractor/specialist for any needed repairs or servicing. Unless otherwise noted, further evaluation, inspection, and repair(s) should be performed by a QUALIFIED LICENSED CONTRACTOR/SPECIALIST PRIOR TO CLOSING. If any component has two or more defects it is strongly recommended that the entire system be evaluated, inspected, and repaired by a qualified licensed contractor prior to closing. The summary shall not contain recommendations for normal/routine maintenance of a system or component to keep it in proper functioning condition. THIS SUMMARY IS NOT THE ENTIRE REPORT. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. Unless otherwise noted, directional information is from the front yard facing the structure.

Lots and Grounds

Deck: Treated wood Decking material is used in the covered screen porch area, Visible evidence suggests the corner deck strap is not properly fastened in place, Visible rotation in the right rear corner band sill, A qualified licensed contractor is recommended to evaluate the deck framing for any needed repairs

Exterior Surface and Components

All walls Exterior Surface Type: Hardy Plank/ Cement Board Evidence suggests the siding in the middle post of the garage doors and on the rear wall may not have sufficient minimum clearance to the finished grade (6" min clearance is typical), Minimum clearances should be maintained per the siding manufacturer's specifications
The butt-end joints in the siding panels are varied in the siding application, It should be determined that the wider gaps in these joints do not exceed the allowable gap per the manufacturer's specifications, Loose siding panels and missing siding nails along the right side wall, Siding should be fastened per the manufacturer's specifications, Damaged siding on the right side wall, Recommend evaluation by a qualified licensed contractor for any needed repairs

Roof

Main Roof Surface Material: Asphalt/Fiberglass Shingle Minor damage to a small number of shingles on the front (porch) and rear slopes, Remove debris from the roof surfaces, A qualified licensed roofing contractor is recommended to evaluate the roof for any needed repairs

Flashing: Metal There is no visible kick-out flashing at the wall-to-roof areas, Some cement board siding manufacturers require kick-out flashing at these areas, A qualified licensed roofing contractor is recommended to evaluate any needed repairs

Garage/Carport

Attached Garage Walls: Drywall Along the rear offset wall in the garage, the wall and sole plate extend beyond the foundation wall support, Can and may be prone to rotation along the sole plate as the structure settles, Recommend evaluation by a qualified licensed contractor

Properly seal gaps and penetrations in the wall surfaces, The garage should be properly separated from the attic and habitable spaces above and adjacent to the garage area

Attached Garage Electrical: Grounded GFI protected The GFI control outlet does not function properly, Recommend evaluation by a qualified licensed electrician for any repairs

Electrical

Ground: Rod in ground Limited visibility of the rod in the ground, The ground wire is not properly secured in place, Correction needed

Structure

Foundation: Brick, Block Visible damage to the foundation wall where the drain pipes penetrate the front wall and where the refrigerant lines penetrate the right side wall, Recommend evaluation by a qualified licensed contractor for any needed repairs, Limited visibility due to finished grade

General Summary (Continued)

Beams: Rim Board, Solid Wood Lifting wall sole plate on the right side foundation wall, Recommend evaluation by a qualified licensed contractor, Limited access due to finished construction

Joists/Trusses: Engineered floor joists Squash blocks are improperly installed along the interior girder, The position of the squash blocks places the load bearing along the weakest axis/dimension of the 2x4, Squash blocks should be installed per joist manufacturer specifications and where needed along the load paths , Squash block near the half-bath area is improperly oriented, Typical manufacturer specs call for the blocks to be installed parallel to the joists, Squash blocks on the front end of an interior girder are wider than the supporting girder, Recommend evaluation by a qualified licensed contractor, Limited access due to batt-type floor insulation

Piers/Posts: Block piers Improper shimming supports on the piers, Recommend improved shimming, Recommend evaluation by a qualified licensed contractor

Stairs/Handrails: Wood stairs with wood handrails The handrails do not feel to be smoothly finished , A qualified licensed contractor is recommended to evaluate any needed repairs, Limited access due to finished construction

Attic

Bedroom (PULL DOWN) Attic Roof Framing: Rafter, Truss Loose/damaged truss plates on the right side gable end truss, Missing supports for the purlin braces along the gable end walls, Purlin brace supports are typically installed at no more than maximum spacing of 4 feet on center along the purlin brace, Engineered roof trusses should not be modified/alterd/repared without the approval of the truss design/structural engineer. Alterations to roof trusses resulting in the addition of load that exceeds the design load for the truss shall not be permitted without verification that the truss is capable of supporting such additional load, A qualified licensed structural engineer/design professional is recommended to evaluate the trusses for any repairs, This should include a letter from the registered design professional/engineer stating what repairs (if any) are needed, approval of performed repairs, signature, state license number, and state registered stamp of the engineer.

Recreation Room - front Attic Roof Framing: Rafter, Truss Missing/improperly installed nails in the truss hanger supports (2nd and 4th trusses from the left end gable wall), All hanger supports should be installed per the manufacturer's specifications, Missing nails in the hurricane tie-down straps, All straps/tie-downs should be installed per the manufacturer's specifications, Recommend evaluation by a qualified licensed contractor for any needed repairs, Limited access

Crawl Space

Side wall access Crawl Space Access: Open Remove trash and debris from the crawl space area

Side wall access Crawl Space Moisture Penetration: Yes Water entry noted around the drain pipe penetration in the front wall, The foundation wall should be properly sealed on both sides of the wall to prevent moisture intrusion into the crawl space area, Pooling water along the right side wall, Recommend evaluation by a qualified licensed contractor for any needed repairs

Side wall access Crawl Space Electrical: Grounded GFI protected Improperly terminated wires should be placed in covered junction boxes, All wires should be properly secured to the floor framing, A qualified licensed electrician is recommended to evaluate any needed repairs, Limited visibility due to finished construction

Air Conditioning

Exterior AC System A/C System Operation: Functional at time of inspection Conditioned air loss occurring at exchange unit, A qualified licensed HVAC contractor is recommended to evaluate any needed repairs

Exterior AC System Condensate Removal: PVC A gravel pit has been installed to accept the drainage discharge from the condensate drain lines, Evidence also suggests the pit is pulling the drainage towards the structure instead of properly draining away from the structure, Recommend evaluation by a qualified licensed HVAC contractor

General Summary (Continued)

Exterior AC System Condensate Removal: Electric pump A gravel pit has been installed to accept the drainage discharge from the condensate drain lines, Evidence also suggests the pit is pulling the drainage towards the structure instead of properly draining away from the structure, Recommend evaluation by a qualified licensed HVAC contractor

Heating System

Crawl Space Heating System Distribution: Insulflex duct The air return cover in the stairway is bent/damaged, Limited access/visibility of the ducts

Plumbing

Drain Pipes: PVC Limited access, Leaking at the Jack and Jill bath tub drain connection, A qualified licensed plumber/tradesman is recommended to evaluate any needed repairs

Garage Water Heater Flue Pipe: Direct Vent The collar at the wall surface is loose and should be properly secured in place, Correction needed

Bathroom

Master Bathroom Electrical: Grounded GFI protected The light fixture (above shower) did not respond to normal switch controls, Recommend evaluation by a qualified licensed electrician

Master Bathroom Shower/Surround: Fiberglass pan and ceramic surround Visible "weepholes" in the shower surround corners above the shower pan, Some builders indicate these are a part of a drain system, A drain system is not visible, Recommend obtaining more information from the builder regarding the holes and any drain system installed

Half-bath 1st floor Bathroom Doors: Hollow wood The door will not remain in the open position and swings shut, Evaluation by a qualified licensed contractor is recommended

Half-bath 1st floor Bathroom HVAC Source: Floor register Register cover missing

Jack and Jill Bathroom Tub/Surround: Fiberglass tub and fiberglass surround Drain pipes are under repair at time of inspection

Jack and Jill Bathroom Shower/Surround: Tub/shower combination Drain pipes are under repair at time of inspection

Kitchen

1st Floor Kitchen Cooking Appliances: Range / oven - electric The range is not in a stable position, Correction needed

1st Floor Kitchen Disposal: Whirlaway Remove debris from inside the disposal

1st Floor Kitchen Electrical: Grounded GFI protected The GFI control outlet to the left of the range appears to be connected to a light circuit serving the kitchen, Typically the two GFI circuits for the kitchen are dedicated circuits, In the electrical panel box 2 circuits are labeled as Kitchen GFI and another circuit is labeled as Kitchen Lights, Recommend evaluation by a qualified licensed electrician for any repairs, Limited access due to furnishings/storage items

Bedroom

Master Bedroom Windows: Vinyl double hung Evidence suggests the right side window is under repair at the time of inspection, All bedroom windows should be operable for proper emergency egress

Master Bedroom Electrical: Grounded, ARC Fault protected Loose outlet (left rear corner) should be properly secured in place in the wall to prevent the outlet from pulling out of the wall and exposure to live wires, Correction needed.

Upstairs right rear Bedroom Walls: Drywall The wall is under repair due to repairing plumbing leak at the Jack and Jill tub drain pipe

Living Space

Breakfast Room Living Space Windows: Vinyl double hung One of the windows has been removed for repair at this time, Top sash falls in the right side window (rear wall), Correction needed

General Summary (Continued)

Great Room Living Space Closet: Single small Closet in the foyer - visible gap in the drywall around the doorbell mechanism should be properly sealed

Great Room Living Space Electrical: Grounded Loose outlet (right of HVAC return) should be properly secured in place in the wall to prevent the outlet from pulling out of the wall and exposure to live wires, Correction needed.

Study Living Space Doors: French The door hinge is improperly installed in the right side door, Correction recommended

Dining Room Living Space Windows: Vinyl double hung Sash(top)falls in the side wall window, Correction needed

Recreation Room Living Space Windows: Vinyl double hung Top sash falls (front side window), Recommend evaluation by a qualified licensed contractor for any repairs

Laundry Room/Area

1st Floor Laundry Room/Area Ceiling: Drywall Ceiling is under repair at time of inspection

1st Floor Laundry Room/Area Electrical: Not inspected Water is visible inside the overhead light fixture cover suggesting a plumbing leak from the Jack and Jill bathroom upstairs, The power was turned-off to this room by the superintendent and the light fixture was removed