

Inspection Report



123 Main St
Anytown, USA

Prepared for: 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 Main St
City Anytown State USA Zip
Contact Name Home Buyer
Phone Fax

Client Information

Client Name 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
File Number 1121

Conditions

Others Present Buyer , Buyers agent , Contractor, Workers Property Occupied No
Inspection Date 09/12/2008 and 10/1/08
Start Time 9:30 AM End Time 12:35 PM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 82 F
Weather Cloudy Soil Conditions Wet
Space Below Grade Crawl Space
Building Type Single Family, New Construction, Pre-Drywall Garage Attached



Exterior Surface and Components

A NP NI R

All walls Exterior Surface

- Type: Installation not completed Visible gaps in the house wrap around some of the exterior windows, Two different colors of brick have been installed on the left side wall



- Trim: Covered - not visible

- Fascia: Wood Visible gaps in the sub-fascia boards at the ridges, These gaps may not allow proper fastening of the finish fascia in these areas



- Soffits:
 Door Bell:
 Entry Doors: Installation not completed
 Patio Door:
 Windows: Vinyl Single Hung, Some are covered and not visible
 Storm Windows:
 Window Screens:
 Exterior Lighting:
 Exterior Electric Outlets: Installation not completed
 Hose Bibs: Installation not completed
 Gas Meter:
 Main Gas Valve:

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: Not inspected Installation not completed
 Material: Asphalt/Fiberglass Shingle Installation not completed

Type: Hip, Gable

- Flashing: Metal Limited access/visibility
 Valleys: Asphalt/Fiberglass Shingle See comments "Roof - Material"
 Skylights:
 Plumbing Vents: PVC
 Electrical Mast:
 Gutters:
 Downspouts:
 Leader/Extension:

Not Present Chimney

- Chimney:
 Flue/Flue Cap:

Roof (Continued)

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: Attached Car Spaces: 2

Garage Doors:

Door Operation:

Door Opener:

Service Doors:

Ceiling: Exposed framing Evidence suggests the ceiling joists fastened to the LVL are less than 60% of the height of the supporting LVL plies, The LVL spanning the garage area needs bracing on each side of the LVL, Spacing of these braces are typically 24 inches on center or less and are needed on both sides of the LVL, Visible evidence on the interior end of the LVLs suggests some rotation/separation in the LVLs, A qualified licensed contractor is recommended to evaluate



Walls: Exposed framing Certain garage door header installations can and may be prone to lateral as well as vertical deflections, It should be determined that the garage door header has been properly braced to prevent and/or minimize potential deflections along the header, Missing (not visible) anchor strap/bolt in the right side wall sole plate within 12 inches of the front right corner, Recommend evaluation by a qualified licensed contractor



Floor/Foundation:

Hose Bibs:

Electrical: Romex

Heating:

Windows: Vinyl Single Hung,

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: Installation not completed Volts: Installation not completed

Service:

Aluminum Wiring:

Conductor Type: Romex Wire penetrations along the rear wall top plates in the

Electrical (Continued)

Conductor Type: (continued)

living room and the right wall in the breakfast room should be properly caulked, Some local authorities require fire-rated caulking to be applied

- GFCI:
- Ground:
- Smoke Detectors: Installation not completed

Garage Electric Panel

- Manufacturer: Not determined Installation not completed
- Max Capacity: Installation not completed

- Main Breaker Size:
- Breakers:
- Fuses:

Is the panel bonded? Yes No Installation not completed

Structure

A NP NI R

- Structure Type: Wood frame
- Foundation: Brick, Block Limited visibility due to grade
- Differential Movement: No movement or displacement visible Limited visibility due to grade
- Beams: Solid wood Evidence suggests the ceiling joists fastened to the LVL are less than 60% of the height of the supporting LVL plies, The LVLs spanning the garage and the great room area needs bracing on each side of the LVLs, Spacing of these braces are typically 24 inches on center or less and are needed on both sides of the LVL, Loose/improperly installed anchor straps are visible, All anchor straps should be properly secured to the sole plates per the strap manufacturer's installation instructions, Recommend evaluation by a qualified licensed contractor



- Bearing Walls: Frame
- Joists/Trusses: Joists, Engineered floor trusses Missing nails in the hanger supports for trusses in the upstairs bedroom closet floor, All hanger supports should be properly fastened per the hanger manufacturer's specifications, Visible evidence in the crawl space (left side) suggests improper toe-nailing in the floor bottom flange, The joist webbing is damaged on the end of the joist (left side foundation wall), Engineered floor trusses have been modified in the right side bath area, I- joist top flange has been drilled in the rear bath area, Truss web is damaged on the same floor joist (6th joist from rear wall along the interior girder), Modified/altered floor joists will require evaluation by qualified licensed structural engineer/design professional, A qualified licensed structural/design engineer is recommended to evaluate any needed repairs



Structure (Continued)

Joists/Trusses: (continued)



- Piers/Posts:** Block piers There is no pier support under the end of an interior girder on the left side wall, Can and may be prone to arching action in the foundation wall section above the vent, Improper shimming supports on the piers, Recommend improved shimming, Recommend evaluation by a qualified licensed contractor



- Floor/Slab:** Wafer
 Stairs/Handrails: Wood stairs
 Subfloor: Wafer Hole in the sub-floor in the laundry room area is open to crawl space, A qualified licensed contractor is recommended to evaluate

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

Upstairs room Attic

Method of Inspection: In the attic

- Unable to Inspect:** 30% Roof line, Height in the attic area
 Roof Framing: Rafter 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, Unsupported splice joint in the purlin along the rear slope above the kitchen area, Evidence suggests the ceiling joists fastened to the LVL are less than 60% of the height of the supporting LVL plies, The LVL spanning the rear area needs bracing on each side of the LVL, Spacing of these braces are typically 24 inches on center or less and are needed on both sides of the LVL, Visible evidence suggests the longest ridge board support (center of house) is at or near its maximum length for the dimensional lumber used (2x4), If this support exceeds its allowable maximum height (14'-7"), the next larger dimensional size lumber should be installed (2x6), Above the breakfast room there is no visible ridge support for the room framing, Recommend evaluation by a qualified licensed contractor for any needed repairs



- Sheathing:** Wafer Limited access
 Ventilation: Ridge and soffit vents

Attic (Continued)

- Insulation:
- Insulation Depth:
- Attic Fan:
- House Fan:
- Wiring/Lighting: Romex
- Moisture Penetration: None visible Limited access
- Bathroom Fan Venting: Electric fan

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

Rear wall access Crawl Space _____

Method of Inspection: In the crawl space

- Unable to Inspect: 0%
- Access: Open
- Moisture Penetration: Yes High wood moisture content noted in the floor joists in various places in the crawl space, Recommend evaluation by a qualified licensed contractor

Moisture Location: High wood moisture content

- Moisture Barrier: Not present
- Ventilation: Vents
- Insulation:
- Sump Pump:
- Electrical: Romex Installation not completed
- 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

Installation not completed AC System _____

- A/C System Operation:
- Condensate Removal:
- Exterior Unit:
- Area Served: 1st floor Approximate Age:
- Fuel Type: Electric Temperature Differential:
- Type: Central A/C Capacity:
- Visible Coil: No
- Refrigerant Lines: Installation not completed

Air Conditioning (Continued)

Electrical Disconnect: Installation not completed

Installation not completed AC System _____

A/C System Operation:

Condensate Removal:

Exterior Unit:

Area Served: 2nd floor Approximate Age:

Fuel Type: Electric Temperature Differential:

Type: Central A/C Capacity:

Visible Coil: No

Refrigerant Lines: Installation not completed

Electrical Disconnect: Installation not completed

Exposed Ductwork: Insulated flex Visible gaps in the ceiling draft-stop at the HVAC duct chase in the right side of the structure, Gaps in the draft-stopping can and may compromise its intended function, A qualified licensed HVAC contractor is recommended to evaluate any needed repairs

Blower Fan/Filters: Not visible

Thermostats: Installation not completed

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: Not visible

Type: Not completed

Fireplace Insert:

Smoke Chamber:

Flue:

Damper:

Hearth:

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 in service at the time of inspection

Manufacturer: Carrier

Model Number: FA4CNF024 Serial Number: 1308A71441

Type: Electric Furnace Capacity: 2 Tons

Area Served: 2nd floor Approximate Age: New

Fuel Type: Electric

Heat Exchanger:

Unable to Inspect: Not present

Blower Fan/Filter:

Distribution: Insulflex duct

Draft Control:

Flue Pipe:

Humidifier: None visible

Crawl Space Heating System

Heating System Operation: Not in service at the time of inspection

Manufacturer: Carrier

Model Number: 58MCB08016 Serial Number: 2408A00336

Type: Gas Furnace Capacity: 80,000 BTUHR

Area Served: 1st floor Approximate Age: New

Fuel Type: Natural gas

Heat Exchanger: Not visible

Unable to Inspect: 100%

Blower Fan/Filter: Not visible

Distribution: Insulflex duct See comments "Air Conditioning - Exposed Ductwork"

Draft Control: Automatic

Flue Pipe: PVC

Humidifier: None visible

Thermostats: Installation not completed

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: Installation not completed
- Water Lines: Pex and copper Properly draft-stop/fire caulk plumbing penetration in the ceiling/floor assemblies where needed, Limited access



- Drain Pipes: PVC Properly draft-stop/fire caulk plumbing penetration in the ceiling/floor assemblies where needed, Properly seal the plumbing pipe relief arches on both sides of the foundation wall to prevent water intrusion into this area of the crawl space, A qualified licensed plumber is recommended to evaluate any needed repairs, Limited access



- Service Caps: Accessible
- Vent Pipes: PVC
- Gas Service Lines: Metal, Flex No gas service at time of inspection, Installation not completed

Not installed at this time Water Heater _____

- Water Heater Operation: Installation not completed
- Manufacturer: Installation not completed
- Type: Installation not completed Capacity:
- Approximate Age: Area Served: Whole Building
- Flue Pipe: Installation not completed
- TPRV and Drain Tube: Installation not completed

Bathroom

A NP NI R

Master Bathroom _____

- Ceiling: Exposed framing
- Walls: Exposed framing
- Floor: Wafer
- Doors:
- Windows: Non-opening
- Electrical: Romex
- Counter/Cabinet:
- Sink/Basin:
- Faucets/Traps: Pex, PVC
- Tub/Surround: Fiberglass tub, drywall
- Shower/Surround: Fiberglass pan
- Spa Tub/Surround:
- Toilets:
- HVAC Source: Floor register
- Ventilation: Electric ventilation fan

Bathroom (Continued)

1st Floor Hall Bathroom

- Ceiling: Exposed framing
- Walls: Exposed framing
- Floor: Wafer
- Doors:
- Windows:
- Electrical: Romex
- Counter/Cabinet:
- Sink/Basin:
- Faucets/Traps: Pex, PVC
- Tub/Surround: Fiberglass tub and fiberglass surround
- Shower/Surround: Tub/shower combination
- Spa Tub/Surround:
- Toilets:
- HVAC Source: Floor register
- Ventilation: Electric ventilation fan

Left side Bathroom

- Ceiling: Exposed framing
- Walls: Exposed framing Insulation void in the rear wall framing behind the tub/shower unit, Correction needed
- Floor: Wafer
- Doors: None
- Windows: Vinyl slider
- Electrical: Romex
- Counter/Cabinet:
- Sink/Basin:
- Faucets/Traps: Pex, PVC
- Tub/Surround: Fiberglass tub and fiberglass surround
- Shower/Surround: Tub/shower combination
- Spa Tub/Surround:
- Toilets:
- HVAC Source: Floor register
- Ventilation: Electric ventilation fan

Upstairs front Bathroom

- Ceiling: Exposed framing
- Walls: Exposed framing
- Floor: Wafer
- Doors:
- Windows:
- Electrical: Romex
- Counter/Cabinet:
- Sink/Basin:
- Faucets/Traps: Pex, PVC
- Tub/Surround: Fiberglass tub and fiberglass surround Unit flanges are damaged, Recommend evaluation by a qualified licensed plumber for any needed repairs



- Shower/Surround: Tub/shower combination See comments "Tub"

Bathroom (Continued)

- Spa Tub/Surround:
- Toilets:
- 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:
- Ventilator:
- Disposal:
- Dishwasher:
- Trash Compactor:
- Microwave:
- Sink:
- Electrical: Romex
- Plumbing/Fixtures: Pex, PVC
- Counter Tops:
- Cabinets:
- Ceiling: Exposed framing
- Walls: Exposed framing
- Floor: Wafer
- Doors:
- Windows:
- HVAC Source: Floor register

Bedroom

A NP NI R

Master Bedroom

- Closet: Walk In
- Ceiling: Exposed framing
- Walls: Exposed framing
- Floor: Wafer
- Doors:
- Windows: Vinyl Single Hung,
- Electrical: Romex
- HVAC Source: Floor register

Front right Bedroom

- Closet: Single small
- Ceiling: Exposed framing
- Walls: Exposed framing
- Floor: Wafer
- Doors:
- Windows: Vinyl Single Hung,
- Electrical: Romex
- HVAC Source: Floor register

Bedroom (Continued)

Left rear Bedroom _____

- Closet: Single small
- Ceiling: Exposed framing
- Walls: Exposed framing
- Floor: Wafer
- Doors:
- Windows: Vinyl Single Hung,
- Electrical: Romex
- HVAC Source: Floor register

Front left Bedroom _____

- Closet: Walk In
- Ceiling: Exposed framing
- Walls: Exposed framing
- Floor: Wafer
- Doors:
- Windows: Vinyl Single Hung,
- Electrical: Romex
- HVAC Source: Floor register

Upstairs front Bedroom _____

- Closet: Walk In
- Ceiling: Exposed framing
- Walls: Exposed framing
- Floor: Wafer
- Doors:
- Windows: Vinyl Single Hung,
- Electrical: Romex
- HVAC Source: Ceiling register

Living Space

A NP NI R

Breakfast Room Living Space _____

- Closet:
- Ceiling: Exposed framing
- Walls: Exposed framing
- Floor: Wafer
- Doors: Metal
- Windows: Vinyl Single Hung,
- Electrical: Romex
- HVAC Source: Floor register

Living Room Living Space _____

- Closet:
- Ceiling: Exposed framing
- Walls: Exposed framing
- Floor: Wafer
- Doors:
- Windows: Vinyl Single Hung,
- Electrical: Romex
- HVAC Source: Floor register

Dining Room Living Space _____

- Closet:
- Ceiling: Exposed framing, I-Joists

Living Space (Continued)

- Walls: Exposed framing
- Floor: Wafer
- Doors:
- Windows: Vinyl Single Hung,
- Electrical: Romex
- HVAC Source: Floor register

Laundry Room/Area

Washers and dryers are not tested for proper function.

A NP NI R

1st Floor Laundry Room/Area

- Ceiling: Exposed framing
- Walls: Exposed framing
- Floors: Wafer
- Doors:
- Windows:
- Electrical: Romex
- HVAC Source:
- Laundry Tub:
- Washer Hose Bib: Typical
- Washer and Dryer Electrical: 120-240VAC, 220VAC
- Dryer Vent: Rigid metal
- Dryer Gas Line:
- Washer Drain: Wall mounted drain
- Floor Drain:

Final Comments

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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.

Exterior Surface and Components

All walls Exterior Surface Type: Installation not completed Visible gaps in the house wrap around some of the exterior windows, Two different colors of brick have been installed on the left side wall

Fascia: Wood Visible gaps in the sub-fascia boards at the ridges, These gaps may not allow proper fastening of the finish fascia in these areas

Garage/Carport

Attached Garage Ceiling: Exposed framing Evidence suggests the ceiling joists fastened to the LVL are less than 60% of the height of the supporting LVL plies, The LVL spanning the garage area needs bracing on each side of the LVL, Spacing of these braces are typically 24 inches on center or less and are needed on both sides of the LVL, Visible evidence on the interior end of the LVLs suggests some rotation/separation in the LVLs, A qualified licensed contractor is recommended to evaluate

Attached Garage Walls: Exposed framing Certain garage door header installations can and may be prone to lateral as well as vertical deflections, It should be determined that the garage door header has been properly braced to prevent and/or minimize potential deflections along the header, Missing (not visible) anchor strap/bolt in the right side wall sole plate within 12 inches of the front right corner, Recommend evaluation by a qualified licensed contractor

Electrical

Conductor Type: Romex Wire penetrations along the rear wall top plates in the living room and the right wall in the breakfast room should be properly caulked, Some local authorities require fire-rated caulking to be applied

Structure

Beams: Solid wood Evidence suggests the ceiling joists fastened to the LVL are less than 60% of the height of the supporting LVL plies, The LVLs spanning the garage and the great room area needs bracing on each side of the LVLs, Spacing of these braces are typically 24 inches on center or less and are needed on both sides of the LVL, Loose/improperly installed anchor straps are visible, All anchor straps should be properly secured to the sole plates per the strap manufacturer's installation instructions, Recommend evaluation by a qualified licensed contractor

Joists/Trusses: Joists, Engineered floor trusses Missing nails in the hanger supports for trusses in the upstairs bedroom closet floor, All hanger supports should be properly fastened per the hanger manufacturer's specifications, Visible evidence in the crawl space (left side) suggests improper toe-nailing in the floor bottom flange, The joist webbing is damaged on the end of the joist (left side foundation wall), Engineered floor trusses have been modified in the right side bath area, I- joist top flange has been drilled in the rear bath area, Truss web is damaged on the same floor joist (6th joist from rear wall along the interior girder), Modified/altered floor joists will require evaluation by qualified licensed structural engineer/design professional, A qualified licensed structural/design engineer is recommended to evaluate any needed repairs

Piers/Posts: Block piers There is no pier support under the end of an interior girder on the left side wall, Can and may be prone to arching action in the foundation wall section above the vent, Improper shimming supports on the piers, Recommend improved shimming,

General Summary (Continued)

Piers/Posts: (continued)

Recommend evaluation by a qualified licensed contractor

Subfloor: Wafer Hole in the sub-floor in the laundry room area is open to crawl space, A qualified licensed contractor is recommended to evaluate

Attic

Upstairs room Attic Roof Framing: Rafter 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, Unsupported splice joint in the purlin along the rear slope above the kitchen area, Evidence suggests the ceiling joists fastened to the LVL are less than 60% of the height of the supporting LVL plies, The LVL spanning the rear area needs bracing on each side of the LVL, Spacing of these braces are typically 24 inches on center or less and are needed on both sides of the LVL, Visible evidence suggests the longest ridge board support (center of house) is at or near its maximum length for the dimensional lumber used (2x4), If this support exceeds its allowable maximum height (14'-7"), the next larger dimensional size lumber should be installed (2x6), Above the breakfast room there is no visible ridge support for the room framing, Recommend evaluation by a qualified licensed contractor for any needed repairs

Crawl Space

Rear wall access Crawl Space Moisture Penetration: Yes High wood moisture content noted in the floor joists in various places in the crawl space, Recommend evaluation by a qualified licensed contractor

Air Conditioning

Exposed Ductwork: Insulated flex Visible gaps in the ceiling draft-stop at the HVAC duct chase in the right side of the structure, Gaps in the draft-stopping can and may compromise its intended function, A qualified licensed HVAC contractor is recommended to evaluate any needed repairs

Heating System

Crawl Space Heating System Distribution: Insulflex duct See comments "Air Conditioning - Exposed Ductwork"

Plumbing

Water Lines: Pex and copper Properly draft-stop/fire caulk plumbing penetration in the ceiling/floor assemblies where needed, Limited access

Drain Pipes: PVC Properly draft-stop/fire caulk plumbing penetration in the ceiling/floor assemblies where needed, Properly seal the plumbing pipe relief arches on both sides of the foundation wall to prevent water intrusion into this area of the crawl space, A qualified licensed plumber is recommended to evaluate any needed repairs, Limited access

Bathroom

Left side Bathroom Walls: Exposed framing Insulation void in the rear wall framing behind the tub/shower unit, Correction needed

Upstairs front Bathroom Tub/Surround: Fiberglass tub and fiberglass surround Unit flanges are damaged, Recommend evaluation by a qualified licensed plumber for any needed repairs

Upstairs front Bathroom Shower/Surround: Tub/shower combination See comments "Tub"