



**3rd EYE HOME INSPECTION, LLC**

<https://www.3rdeyehomeinspection.com>

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Inspector: **Theodore Brown**

**InterNACHI Certified # 18120344**

**IAC2 Certificate # 11-0972**

**FAA Certified # Will Be Given Upon Request**



**3rd EYE HOME INSPECTION, LLC Inspection Report**

Client(s): **SAMPLE REPORT 1**

Property address: **1212 Mocking Bird Ln, GA**









Inspection date: **Tuesday, June 2, 2020**

This report published on Tuesday, June 30, 2020 9:47:17 AM EDT

**This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.**

## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a safety hazard
	<b>Major Defect</b>	Correction likely involves a significant expense
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

## General Information

**Report number:** 06021919-01

**Time started:** 9:00

**Time finished:** 13:00

**Present during inspection:** Property owner

**Client present for discussion at end of inspection:** No

**Inspector:** Teddy Brown

**Weather conditions during inspection:** Dry (no rain), Overcast

**Temperature during inspection:** Warm

**Ground condition:** Dry

**Recent weather:** Dry (no rain), Sunny

**Overnight temperature:** Hot

**Inspection fee:** 360.00

**Payment method:** Credit card

**Type of building:** Single family

**Buildings inspected:** One house

**Number of residential units inspected:** 1

**Age of main building:** 33

**Source for main building age:** Municipal records or property listing

**Occupied:** Yes, Furniture or stored items were present


1)  Some areas and items at this property were obscured by furniture and/or stored items. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.



Photo 1-1



Photo 1-2



Photo 1-3



Photo 1-4



Photo 1-5



Photo 1-6



Photo 1-7



Photo 1-8



Photo 1-9

## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Condition of fences and gates:** Appeared serviceable

**Fence and gate material:** Wire

**Site profile:** Level, Minor slope

**Condition of driveway:** Required repair, replacement and/or evaluation (see comments below)

**Driveway material:** Asphalt, Poured in place concrete, Gravel

**Condition of sidewalks and/or patios:** Required repairs, replacement and/or evaluation (see comments below)

**Sidewalk material:** Poured in place concrete

**Condition of deck, patio and/or porch covers:** Required repairs, replacement and/or evaluation (see comments below)

**Deck, patio, porch cover material and type:** Open, Covered (Refer to Roof section)

**Condition of decks, porches and/or balconies:** Appeared serviceable

**Deck, porch and/or balcony material:** Wood, Concrete

**Condition of stairs, handrails and guardrails:** Appeared serviceable

**Exterior stair material:** Wood



2)   Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.



Photo 2-1



Photo 2-2

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3)   Vegetation such as trees, shrubs and/or vines was in contact with or less than 10 feet from one or more chimney or flue outlets. This is a safety hazard due to the risk of fire. Vegetation should be pruned and/or removed as necessary to maintain a 10 foot clearance between it and all chimney or flue outlets.



Photo 3-1

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4)  Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary.



Photo 4-1



Photo 4-2



Photo 4-3



Photo 4-4



Photo 4-5



Photo 4-6



Photo 4-7

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5) 🪛 Fungal rot was found in support posts at one or more structures covering decks, patios and/or porches. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 5-1



Photo 5-2



Photo 5-3

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6) 🚧 Soil was in contact with one or more wooden deck, porch or balcony support posts. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.



Photo 6-1




Photo 6-2



Photo 6-3



Photo 6-4

7)  Resurfacing paint on one or more decks, porches or balconies was peeling and failing. This type of coating is similar to extremely thick paint and is designed to mask wood and fill large cracks or voids. Such products include Behr Deckover, Olympic Rescue-It, Rust-Oleum Deck Restore, Cabot Deck Correct and Pittsburgh Revitalize. Peeling can be an issue for any film-forming coating, but many reports of peeling have been made regarding these thick resurfacing paints. Once this type of coating begins to fail, repairing the coating may be difficult, or not work. Removal of this coating in order to apply a different finish can be very difficult. Recommend consulting with a qualified painting contractor to determine what repairs or maintenance are needed. For more information, visit:

<https://www.reporthost.com/?RESURFACE>



Photo 7-1



Photo 7-2



Photo 7-3



Photo 7-4





Photo 7-5

8) The driveway had significant growth of moss or vegetation. Recommend cleaning or removing growth to prevent deterioration.



Photo 8-1



Photo 8-2

## Exterior and Foundation

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Wall inspection method:** Viewed from ground, from windows, Drone

**Condition of wall exterior covering:** Appeared serviceable

**Apparent wall structure:** Wood frame

**Wall covering:** Vinyl

**Condition of foundation and footings:** Required repairs, replacement and/or evaluation (see comments below)

**Apparent foundation type:** Unfinished basement, Concrete garage slab

**Foundation/stem wall material:** Poured in place concrete

**Footing material (under foundation stem wall):** Poured in place concrete

9) Major cracks (more than 3/4-inch wide) and/or leaning was found in the foundation. These appear to be a structural concern and may indicate that settlement is ongoing. Recommend hiring qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

- Foundation repair contractors who may prescribe repairs, and will give cost estimates for such repairs
- Masonry contractors who repair and/or replace brick veneer
- Geotechnical engineers who attempt to determine if settlement is ongoing, and the cause of the settlement
- Structural engineers who determine if repairs are necessary, and prescribe those repairs

Repairs should be made by a qualified contractor.



Photo 9-1



Photo 9-2



Photo 9-3



Photo 9-4

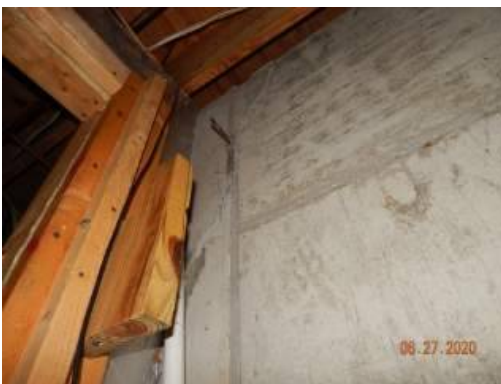




Photo 9-5



Photo 9-6

10)  Some sections of siding and/or trim were damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.

**Photo 10-1**


11)  Moderate cracks (1/8 inch - 3/4 inch) and/or leaning were found in the foundation. This may be a structural concern or an indication that settlement is ongoing. The client should consider hiring qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:

- Foundation repair contractors who may prescribe repairs, and will give cost estimates for such repairs
- Masonry contractors who repair and/or replace brick veneer
- Geotechnical engineers who attempt to determine if settlement is ongoing, and the cause of the settlement
- Structural engineers who determine if repairs are necessary, and prescribe those repairs

At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including hydraulic cement, resilient caulks and epoxy sealants.

**Photo 11-1****Photo 11-2****Photo 11-3****Photo 11-4**

**Photo 11-5**

12)  Soil was in contact with or less than 6 inches from siding or trim. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

**Photo 12-1****Photo 12-2****Photo 12-3**


13)  Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 13-1



Photo 13-2



Photo 13-3



Photo 13-4



Photo 13-5

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14) 🛠️Caulk was missing in some areas. For example, at siding-trim junctions and/or at wall penetrations. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <https://www.reporthost.com/?CAULK>



Photo 14-1



Photo 14-2

- 15)  Some exterior wall sections were obscured by vegetation and couldn't be fully evaluated. They are excluded from this inspection.

## Crawl Space

**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

**Crawl space inspection method:** Viewed from hatch(es)

**Location of crawl space access point #A:** Basement

**Crawl space access points that were opened and viewed, traversed or partially traversed:** A

**Pier or support post material:** Concrete

**Condition of insulation underneath floor above:** Not applicable, none installed

**Insulation material underneath floor above:** None visible

**Condition of vapor barrier:** Appeared serviceable

**Vapor barrier present:** Partial

**Ventilation type:** with vents

## Basement

**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

**Condition of floor substructure above:** Appeared serviceable

**Pier or support post material:** Steel

**Beam material:** Solid wood

**Floor structure above:** Solid wood joists

**Condition of insulation underneath floor above:** Not applicable, none installed



- 16)   Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.



Photo 16-1


17)  One or more handrails had no returns installed, where ends of handrails turn and connect to adjacent walls so objects or clothing will not catch on the open ends. This is a safety hazard. Recommend that a qualified person install returns per standard building practices.



Photo 17-1

## Roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

**Roof inspection method:** Viewed from ground, Viewed from ground with binoculars, Drone

**Condition of roof surface material:** Appeared serviceable

**Roof surface material:** Asphalt or fiberglass composition shingles

**Roof type:** Gable

**Apparent number of layers of roof surface material:** One

**Condition of exposed flashings:** Appeared serviceable

**Condition of gutters, downspouts and extensions:** Appeared serviceable

**Gutter and downspout material:** Metal

**Gutter and downspout installation:** Full


18)  Flashings at the base of one or more chimneys were corroded. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 18-1



Photo 18-2


19)  Observed one or more collar ties appeared to be disconnected from the rafter at the time of the inspection. Recommend having a qualified professional evaluate further and make any necessary repairs.



Photo 19-1



Photo 19-2


20)  Fungal rot or significant water damage was found at one or more roof areas at edges of roof sheathing and/or fascia boards. Recommend that a qualified contractor repair as necessary. For example, by replacing all rotten wood, priming and painting new wood and installing flashing.



Photo 20-1



Photo 20-2


21)  Extensions such as splash blocks or drain pipes for one or more downspouts were missing, poorly sloped and/or misaligned. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.





Photo 21-1




Photo 21-2



Photo 21-3



Photo 21-4

22)  Vegetation such as trees, shrubs, and/or vines overhung the roof surface or were in contact with the roof edge. Organic debris such as leaves or needles are likely to accumulate in gutters and on the roof surface. Gutters can overflow and cause water to come in contact with the building exterior or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Vegetation in contact with the roof can damage the roof surface and/or the roof drainage system. Recommend pruning vegetation so as to not be in contact with the roof and to not overhang the roof surface. If vegetation is too tall then it should be pruned at least 10 feet above the roof surface.

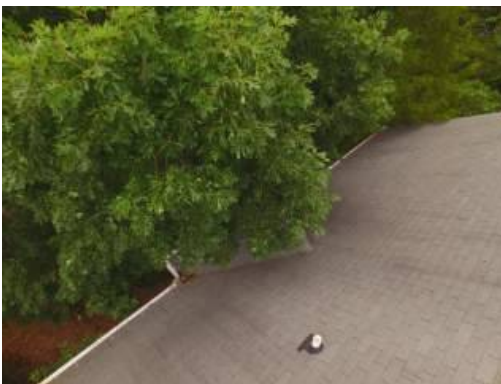


Photo 22-1



Photo 22-2


23)  Nail heads were exposed at one or more shingles. More than just a few exposed nail heads may indicate a substandard roof installation. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.



Photo 23-1



Photo 23-2



Photo 23-3


24)  Stains were found at the front of one or more gutters and indicate that the gutters have overflowed. If they have overflowed, it's usually due to debris clogging gutters or downspouts. The inspector was unable to verify that the gutters and downspouts drained adequately due to lack of recent, significant rainfall. Monitor the roof drainage system in the future while it's raining to determine if problems exist. Then if necessary, recommend that a qualified person clean, repair or replace gutters, downspouts and/or extensions.



Photo 24-1



Photo 24-2

## Attic and Roof Structure

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Partially traversed

**Location of attic access point #A:** Garage, east

**Attic access points that were opened and viewed, traversed or partially traversed:** A

**Roof structure type:** Rafters

**Ceiling structure:** Ceiling joists

**Condition of insulation in attic (ceiling, skylight chase, etc.):** Appeared serviceable

**Ceiling insulation material:** Fiberglass loose fill

**Approximate attic insulation R value (may vary in areas):** R-30

**Vermiculite insulation present:** None visible

**Vapor retarder:** None visible

**Condition of roof ventilation:** Appeared serviceable

**Roof ventilation type:** Ridge vent(s), Gable end vents, Enclosed soffit vents


25)  The roof structure in the attic was wet, and/or dripping water was found at one or more locations. There appeared to be one or more active leaks in the roof. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 25-1



Photo 25-2


26)  One or more rafters in the roof structure were damaged or split. This may significantly weaken the roof structure. Recommend that a qualified contractor repair as necessary.



Photo 26-1




Photo 26-2




Photo 26-3



Photo 26-4

27)  One or more attic access hatches or doors were not insulated, or had substandard insulation. Weatherstripping was also missing or substandard. Recommend installing weatherstripping and insulation per current standards at hatches or doors for better energy efficiency. For more information, visit:

<https://www.reporhost.com/?ATTACC>

28)  The ceiling insulation in one or more areas of the attic was compacted or uneven. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

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## **Garage or Carport**

**Limitations:** The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi unit construction. Requirements for ventilation in garages vary between municipalities.

**Type:** Attached, Garage

**Type of door between garage and house:** Wood, Panel

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Fiberglass or vinyl

**Condition of garage vehicle door(s):** Appeared serviceable

**Type of garage vehicle door:** Roll

**Number of vehicle doors:** 1

**Condition of automatic opener(s):** Appeared serviceable


**Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing):** Yes

**Condition of garage floor:** Required repair, replacement and/or evaluation (see comments below)

**Condition of garage interior:** Required repair or evaluation (see comments below)

**Garage ventilation:** Exists

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29)  One or more areas with missing or substandard surface materials were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall). For more information, visit:

<https://www.reporhost.com/?AGFR>



Photo 29-1

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30)  The self-closing device on the door between the garage and the house didn't close and latch the door. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person repair as necessary.

\*spring-loaded hinge





Photo 30-1



Photo 30-2

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31)   The photoelectric sensors that trigger the auto-reverse feature on one or more garage vehicle doors' automatic openers were located higher than 4-6 inches from the floor. This is a potential safety hazard. A qualified person should relocate sensors so they are 4-6 inches from the floor per standard building practices. For more information on garage door safety issues, visit:

<https://www.reporthost.com/?GDPES>



Photo 31-1

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32)   The wall-mounted control for one or more automatic garage vehicle door openers was less than 5 feet off the floor, or within reach of children. This is a safety hazard. Children should not be able to operate automatic garage vehicle door openers. A qualified person should relocate controls for door openers so they are at least 5 feet above floors and/or out of reach of children. For more information on garage door safety issues, visit:

<https://www.reporthost.com/?NRGD>



Photo 32-1


33)  Observed one or more walls appeared damaged at the time of the inspection. Recommend have a qualified professional make the necessary repairs.



Photo 33-1



Photo 33-2


34)  Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.



Photo 34-1



Photo 34-2


35)  One or more exterior doors had minor damage and/or deterioration. Although serviceable, the client may wish to repair or replace such doors for appearances' sake.



Photo 35-1

## **Electric**

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Appeared serviceable

**Primary service type:** overhead

**Number of service conductors:** 3

**Service voltage (volts):** 120-240

**Estimated service amperage:** 200

**Primary service overload protection type:** Circuit breakers

**Service entrance conductor material:** Stranded aluminum

**Main disconnect rating (amps):** 200

**Condition of main service panel:** Appeared serviceable

**Condition of sub-panel(s):** Appeared serviceable

**Location of main service panel #A:** Laundry room

**Location of main disconnect:** Breaker at top of main service panel

**Condition of branch circuit wiring:** Serviceable

**Branch circuit wiring type:** copper

**Solid strand aluminum branch circuit wiring present:** None visible

**Ground fault circuit interrupter (GFCI) protection present:** No

**Arc fault circuit interrupter (AFCI) protection present:** No

**Smoke alarms installed:** Yes, but not tested

**Smoke alarm power source(s):** Hard wired

**Location of sub-panel #E:** Basement

**Location of other panels:**

**Circuit breakers that were in the "off" position:** at the furnace unit

**36) 🔧 🔍** One or more electric receptacles at the kitchen and/or jetted tub had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:



- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)

- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<https://www.reporthost.com/?GFCI>

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**37)**   One or more electric receptacles at the bedroom(s), kitchen, family room, dining room, living room, hallway(s) and/or laundry area had no visible arc fault circuit interrupter (AFCI) protection, or the inspector was unable to determine if AFCI protection was present. This is a potential safety hazard. Recommend that a qualified electrician evaluate and install AFCI protection if necessary and per standard building practices. General guidelines for AFCI-protected receptacles include the following locations:

- Bedrooms (since 1999)
- Kitchens, laundry areas, family rooms, dining rooms, living rooms, parlors, libraries, dens and recreation rooms, sunrooms, closets and hallways (since 2014)

For more information, visit:

<https://www.reporthost.com/?AFCI>

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**38)**   Neutral wires were doubled or bundled together under the same lug on the neutral bus bar in panel(s) #A. This is a potential safety hazard in the event that one of the circuits needs to be isolated during servicing. For one neutral to be disconnected, other neutrals from energized circuits sharing the same lug will be loosened. Power surges may result on the energized circuits and result in damage or fire. Also, multiple wires under the same lug may not be secure, resulting in loose wires, arcing, sparks and fire. Recommend that a qualified electrician repair per standard building practices. For more information, visit:

<https://www.reporthost.com/?DTNB>



**Photo 38-1**

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**39)**   A 3-slot receptacle was installed for the clothes dryer. Most modern clothes dryers use both 120 and 240 volts (120 for timers and motors, and 240 for heating elements) and either require or are more safely installed with a 4-slot receptacle. With 3-conductor wiring, the ground wire rather than a neutral wire is used to carry the return current back for the 120 volt leg. The clothes dryer's metal frame can become energized if the neutral wire becomes loose at the receptacle or panel. While 3-wire clothes dryer circuits were allowed prior to 1996 and are commonly found, they are considered unsafe due to the risk of shock. Recommend that a qualified electrician convert this to a 4-wire circuit. Note that this may require installing a new circuit wire from the panel to the clothes dryer location.





Photo 39-1


40)  One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 40-1



Photo 40-2



Photo 40-3



Photo 40-4



Photo 40-5



Photo 40-6


41)  Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](https://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit: <https://www.reporthost.com/?SMKALRMLS>



Photo 41-1



Photo 41-2

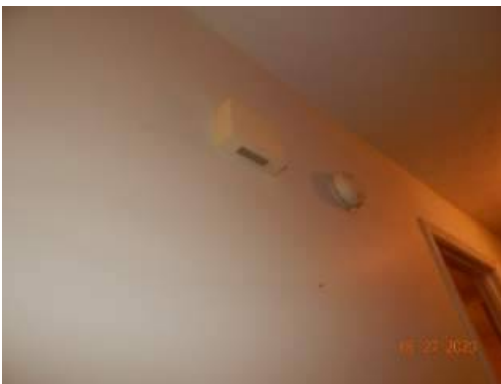


Photo 41-3



Photo 41-4


42)  The service drop wires were in contact with trees or vegetation. This can result in damage to wiring insulation or broken wires during high winds. Recommend pruning trees or vegetation as necessary. The utility company may prune trees at no charge.



Photo 42-1


43)  Bulbs in one or more light fixtures were missing or broken. These light fixtures couldn't be fully evaluated. If replacement bulbs are inoperable, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 43-1



Photo 43-2



Photo 43-3



Photo 43-4



Photo 43-5



Photo 43-6

44) One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary.



Photo 44-1



Photo 44-2

45) One or more circuit breakers in panel(s) #E were in the off position. Consult with the property owner to determine why breakers were tripped or off, and that a qualified electrician evaluate and repair if necessary. Note that the inspector does not operate circuit breakers.



Photo 45-1

## Plumbing / Fuel Systems

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Water pressure (psi):** 60

**Location(s) of plumbing clean-outs: Basement**


46)  One or more waste line clean-out caps were missing, damaged or substandard. Leaks can occur or sewer gases can enter living spaces as a result. Recommend that a qualified plumber replace the cap(s) as necessary.



Photo 46-1



Photo 46-2

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## **Water Heater**

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Hot water temperature tested:** Yes

**Water temperature (degrees Fahrenheit):** 128

**Condition of water heater:** Appeared serviceable

**Type:** Tank

**Energy source:** Electricity

**Capacity (in gallons):** 50

**Temperature-pressure relief valve installed:** Yes


**Manufacturer:** Whirlpool

**Model number:** ES50R9-55 100

**Serial number:** 1543102145968

**Location of water heater:** Basement

**Water temperature (degrees Fahrenheit):** 121

47)  The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees. If the water heater is powered by electricity, a qualified person should perform the adjustment, since covers that expose energized equipment normally need to be removed. For more information on scalding dangers, visit:

<https://www.reporhost.com/?SCALD>



Photo 47-1

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## **Heating, Ventilation and Air Condition (HVAC)**

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems;

thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Forced air, Heat pump

**General heating distribution type(s):** Ducts and registers, Elements in floor or ceiling

**Condition of forced air heating/(cooling) system:** Appeared serviceable

**Forced air heating system fuel type:** Electric

**Forced air heating system manufacturer:** Amana

**Forced air furnace model #:** BBC48A24

**Forced air furnace serial number:** 0302116036

**Location of forced air furnace:** Basement

**Forced air system capacity in BTUs or kilowatts:** 4800

**Condition of furnace filters:** Appeared serviceable

**Location for forced air filter(s):** At base of air handler

**Condition of forced air ducts and registers:** Appeared serviceable

**Condition of cooling system and/or heat pump:** Appeared serviceable

**Cooling system and/or heat pump fuel type:** Electric

**Location of heat pump or air conditioning unit:** west

**Type:** Split system, Heat pump

**Manufacturer of cooling system and/or heat pump:** Amana

**Heat pump or air conditioner model number:** RHE42A2D

**Heat pump or air conditioner serial number:** 0301100578

**Condition of whole house fan:** Appeared serviceable

**24 hour automatic ventilation system present:** None visible


48)  The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be at this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.



Photo 48-1


49)  The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.



Photo 49-1



Photo 49-2

50) Supply air from the air conditioning or heat pump cooling system was not cool enough. It should be 14-20 degrees Fahrenheit cooler than at the return duct(s) or current room temperature. This may be caused by refrigerant loss, dirty coils, a failing compressor, an over-sized fan, or a deficient return-air system. Recommend that a qualified HVAC contractor evaluate and repair as necessary.



Photo 50-1



Photo 50-2

51) One or more heating or cooling ducts in an unconditioned space (e.g. crawl space, attic or basement) were not insulated, or the insulation was damaged or deteriorated. This can result in reduced energy efficiency, moisture inside heating ducts, and/or "sweating" on cooling ducts. Recommend that a qualified person repair per standard building practices. For example, by wrapping ducts in insulation with an R-value of R-8.



Photo 51-1

52) Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.



Photo 52-1



Photo 52-2

53) 🛠️ Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

54) 🛠️ The cooling fins at the heat pump or air conditioning condensing unit were dirty. Energy efficiency can be reduced as a result. Recommend that a qualified person clean fins as necessary.



Photo 54-1



Photo 54-2



Photo 54-3

## **Fireplaces, Stoves, Chimneys and Flues**

**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.





**Condition of wood-burning fireplaces, stoves:** Required repair, replacement and/or evaluation (see comments below)

**Wood-burning fireplace type:** Metal

**Wood-burning stove type:** Freestanding

**Fan or blower installed in wood-burning fireplace or stove:** No

**Condition of chimneys and flues:** Required repair, replacement and/or evaluation (see comments below)

55)   One or more wood stoves appeared to be old and had no visible EPA certification label. Wood stoves not certified by the EPA are typically much less efficient and much more polluting than modern, EPA-certified stoves. Some states, including Oregon, require that wood stoves with no EPA certification be removed when a home is sold. Insurance companies deny coverage because of them. Recommend that a qualified specialist evaluate to determine if the stove is certified, and to determine if it's installed safely. Recommend removing or replacing wood stoves that are not EPA-certified. For more information, visit:

<https://www.reporhost.com/?OLDSTOVE>



Photo 55-1



Photo 55-2



56)   One or more metal flue caps for B-vent or L-vent flues were corroded. Such metal flues should terminate with a bird-proof and weatherproof cap. Recommend that a qualified person repair per standard building practices



Photo 56-1



Photo 56-2

## Kitchen

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

**Permanently installed kitchen appliances present during inspection:** Range, Dishwasher, Refrigerator

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Required repair, replacement and/or evaluation (see comments below)

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of under-sink food disposal:** N/A (none installed)

**Condition of dishwasher:** Near, at or beyond service life

**Condition of ranges, cooktops and/or ovens:** Appeared serviceable

**Range, cooktop, oven type:** Electric

**Type of ventilation:** Hood or built into microwave over range or cooktop

**Condition of refrigerator:** Required repair, replacement and/or evaluation (see comments below)

**Condition of built-in microwave oven:** N/A (none installed)

57)  One or more cabinets, drawers and/or cabinet doors were deteriorated. Recommend that a qualified person repair or replace as necessary.


58)  The refrigerator was Being serviced. Recommend that a qualified person repair as necessary. The refrigerator may need replacing.



Photo 58-1



Photo 58-2


59)  Gaps, no caulk, or substandard caulking were found around the sink. Water may penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing caulk.



Photo 59-1



Photo 59-2

## **Bathrooms, Laundry and Sinks**

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location #A:** Laundry room/area, first floor, east

**Location #B:** Full bath, first floor

**Location #C:** Full bath, Master bath

**Location #D:** south, west

**Condition of counters:** Required repair, replacement and/or evaluation (see comments below)

**Condition of cabinets:** Appeared serviceable

**Condition of flooring:** Required repairs, replacement and/or evaluation (see comments below)

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of toilets:** Appeared serviceable

**Condition of bathtubs and related plumbing:** Required repair, replacement and/or evaluation (see comments below)

**Condition of shower(s) and related plumbing:** Required repair, replacement and/or evaluation (see comments below)




**Condition of ventilation systems:** Appeared serviceable

**Bathroom and laundry ventilation type:** Windows, with individual ducts

**Gas supply for laundry equipment present:** No

**240 volt receptacle for laundry equipment present:** Yes


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**60)**    No ground fault circuit interrupter (GFCI) protection device was visible for the electric supply to the jetted bathtub. If no GFCI protection exists, then this is a safety hazard due to the risk of shock. Recommend that a qualified electrician evaluate and install GFCI protection if none is installed.



**Photo 60-1**

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**61)**  No catch pan or drain was installed at the clothes washing machine location, and a finished space was located below. Catch pans and drains prevent water damage to finished interior spaces below if or when the washing machine leaks, overflows or is drained. If concerned, consult with a qualified contractor about installing a catch pan. Note that installing a drain line for a catch pan routed to the outdoors may not be feasible. As an alternative, a water alarm can be installed in the catch pan. For more information visit:

<https://www.reporthost.com/?WTRALRM>



**Photo 61-1**

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**62)**  Gaps, no caulk, or substandard caulking were found between countertops and backsplashes at location(s) #B. Water can penetrate these areas and cause damage. Recommend that a qualified person repair as necessary. For example, by installing or replacing caulk.



Photo 62-1



Photo 62-2


63)  Caulk around the base of the toilet at location(s) #B and C was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.



Photo 63-1



Photo 63-2


64)  Caulk was missing around the base of the bathtub spout, or there was a gap behind it, at location(s) #B. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.



Photo 64-1


65)  Gaps, no caulk, or substandard caulking were found between the bathtub and the floor and/or walls at location(s) #B. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.



Photo 65-1



Photo 65-2



Photo 65-3



Photo 65-4

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66) 🛠️ The bathtub drain stopper mechanism at location(s) #C was inoperable. Recommend that a qualified person repair or replace as necessary.



Photo 66-1

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67) 🛠️ Tile, caulk and/or grout in the shower enclosure at location(s) #B and C were deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water may leak through gaps and damage the wall or floor structure as a result. Recommend that a qualified contractor repair as necessary. Note that the condition of the structure behind and below the shower enclosure is unknown due to it being concealed.



Photo 67-1



Photo 67-2



Photo 67-3

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68) 🛠️ The shower door at location(s) #C wouldn't latch or close fully. Water can leak out of the enclosure during showers. Recommend that a qualified person repair as necessary.



Photo 68-1



Photo 68-2

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69) 🛠️ The laundry sink drain was leaking. A qualified person should repair as necessary.



Photo 69-1



Photo 69-2



Photo 69-3

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70) 🛠️ Recommend cleaning and sealing the grout in flooring at location(s) #B now and in the future as necessary to prevent staining and to improve waterproofing.



Photo 70-1




Photo 70-2



Photo 70-3



Photo 70-4

71)  Stains were found in the shelving or cabinets below the sink at location(s) #B. Plumbing leaks may have occurred in the past. Consult with the property owner about this, and if necessary that a qualified person evaluate and repair.

## **Interior, Doors and Windows**

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Wood

**Condition of interior doors:** Required repair, replacement and/or evaluation (see comments below)

**Condition of windows and skylights:** Appeared serviceable

**Type(s) of windows:** Wood, Single-pane, Single-hung

**Condition of walls and ceilings:** Appeared serviceable

**Wall type or covering:** Drywall or plaster

**Ceiling type or covering:** Drywall or plaster

**Condition of flooring:** Appeared serviceable

**Flooring type or covering:** Vinyl, linoleum or marmoleum, Laminate




72)  One or more exterior doors had double-cylinder deadbolts installed, where a key is required to open them from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed. Recommend replacing double-cylinder deadbolts with single-cylinder deadbolts where a handle is installed on the interior side.



Photo 72-1



73)   One or more bedrooms had windows that wouldn't open or were stuck shut. Unless a bedroom has an exterior entry door, at least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Recommend that a qualified contractor repair or make modifications per standard building practices. For more information, visit: <https://www.reporthost.com/?EGRESS>



74)   Floors in one or more areas were not level. This can be caused by foundation settlement or movement of the foundation, posts and/or beams. Significant repairs may be needed to make floors level. Recommend that a qualified contractor and/or engineer evaluate further. Repairs should be performed by a qualified contractor.



Photo 74-1



Photo 74-2


75)  Vinyl floor tiles were installed in one or more "wet" areas (e.g. kitchen, mud room, bathroom, laundry room). Spilled water can penetrate seams and damage the sub-floor. Recommend that a qualified contractor install continuous waterproof flooring in wet areas as necessary.



Photo 75-1



Photo 75-2


76)  One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.



Photo 76-1



Photo 76-2


77)  The glazing compound or caulk that holds glass panes in one or more windows was deteriorated and/or substandard. Air and/or water can leak through windows, and wood window frames are prone to rot. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person replace glazing compound as necessary. For more information, visit: <https://www.reporthost.com/?PUTTY>



Photo 77-1



Photo 77-2



Photo 77-3



Photo 77-4



Photo 77-5



Photo 77-6



Photo 77-7



Photo 77-8



Photo 77-9

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78) ⓘ One or more hinged exterior doors had no deadbolt lock installed and relied solely on the entry lockset for security. Recommend installing locksets on exterior doors where missing for added security.



Photo 78-1



Photo 78-2

## Wood Destroying Organism Findings

**Limitations:** This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

**Visible evidence of active wood-destroying insects:** No

**Visible evidence of past wood-destroying insects:** Yes


**Visible evidence of damage by wood-destroying insects:** Yes

**Visible evidence of conditions conducive to wood-destroying organisms:** Yes

**Evidence of prior treatment of wood-destroying insects:** Observed one or more termite baits installed around the perimeter of the home at the time of the inspection.

**Location #A:** One or more garage walls.

**Location #B:** In the attic midway towards the in home access attic hatch door.

79)  Evidence of past infestation of subterranean termites was found at location(s) #A in the form of mud tubes with no visible wood damage. Recommend the following:

- Correct any conducive conditions for wood-destroying organisms mentioned in this report.
- Consult with the property owner about any history of infestation.
- Have a state-licensed pest control operator evaluate further and treat as necessary.



Photo 79-1



Photo 79-2




80)    One or more snakes skin(s) was observed in the attic at the time of the inspection. Recommend having a pest control/ wildlife company evaluate further.



Photo 80-1



Photo X-1



Photo X-2



Photo X-3



Photo X-4



Photo X-5



Photo X-6



Photo X-7



Photo X-8



Photo X-9



Photo X-10



Photo X-11



Photo X-12



Photo X-13



Photo X-14



Photo X-15



Photo X-16



Photo X-17



Photo X-18



Photo X-19



Photo X-20



Photo X-21



Photo X-22



Photo X-23



Photo X-24



Photo X-25



Photo X-26



Photo X-27



Photo X-28



Photo X-29



Photo X-30





Photo X-31



Photo X-32



Photo X-33



Photo X-34



Photo X-35



Photo X-36



Photo X-37



Photo X-38



Photo X-39



Photo X-40



Photo X-41



Photo X-42



Photo X-43



Photo X-44



Photo X-45



Photo X-46



Photo X-47



Photo X-48



Photo X-49



Photo X-50



Photo X-51



Photo X-52



Photo X-53



Photo X-54



Photo X-55



Photo X-56



Photo X-57



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Photo X-59



Photo X-60



Photo X-61



Photo X-62



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Photo X-64



Photo X-65



Photo X-66



Photo X-67



Photo X-68



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Photo X-70



Photo X-71



Photo X-72



Photo X-73



Photo X-74



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Photo X-89



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Photo X-94





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Photo X-96



Photo X-97



Photo X-98



Photo X-99



Photo X-100



Photo X-101



Photo X-102



Photo X-103



Photo X-104



Photo X-105



Photo X-106



Photo X-107



Photo X-108



Photo X-109



Photo X-110



Photo X-111



Photo X-112



Photo X-113



Photo X-114

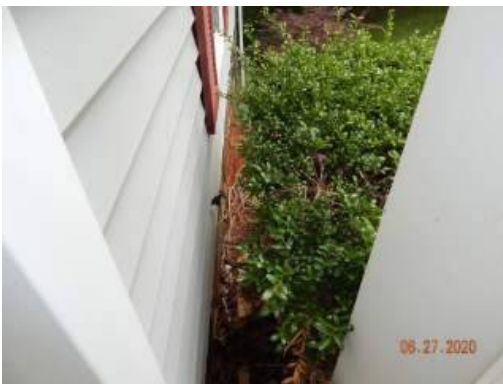


Photo X-115



Photo X-116



Photo X-117



Photo X-118



Photo X-119



Photo X-120



Photo X-121



Photo X-122



Photo X-123



Photo X-124



Photo X-125



Photo X-126



Photo X-127



Photo X-128



Photo X-129



Photo X-130



Photo X-131



Photo X-132



Photo X-133



Photo X-134



Photo X-135



Photo X-136



Photo X-137



Photo X-138



Photo X-139



Photo X-140



Photo X-141



Photo X-142



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Photo X-149



Photo X-150



Photo X-151



Photo X-152



Photo X-153



Photo X-154



Photo X-155



Photo X-156



Photo X-157



Photo X-158





Photo X-159



Photo X-160



Photo X-161



Photo X-162



Photo X-163



Photo X-164



Photo X-165



Photo X-166



Photo X-167



Photo X-168



Photo X-169



Photo X-170



Photo X-171



Photo X-172



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Photo X-187



Photo X-188



Photo X-189



Photo X-190



Photo X-191



Photo X-192



Photo X-193



Photo X-194



Photo X-195



Photo X-196

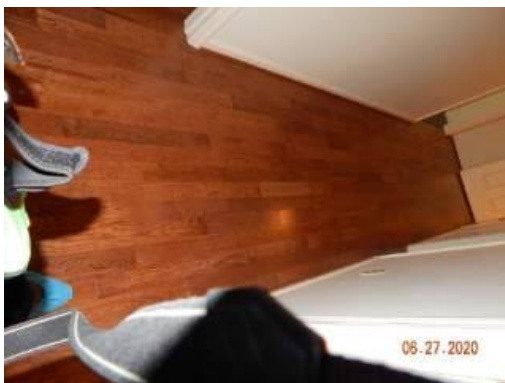


Photo X-197



Photo X-198



Photo X-199



Photo X-200



Photo X-201



Photo X-202



Photo X-203



Photo X-204



Photo X-205



Photo X-206



Photo X-207



Photo X-208



Photo X-209



Photo X-210



Photo X-211



Photo X-212



Photo X-213



Photo X-214



Photo X-215



Photo X-216



Photo X-217



Photo X-218



Photo X-219



Photo X-220



Photo X-221



Photo X-222





Photo X-223



Photo X-224



Photo X-225



Photo X-226



Photo X-227



Photo X-228



Photo X-229



Photo X-230



Photo X-231



Photo X-232



Photo X-233



Photo X-234



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Photo X-237



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Photo X-241



Photo X-242



Photo X-243



Photo X-244



Photo X-245



Photo X-246



Photo X-247



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Photo X-250

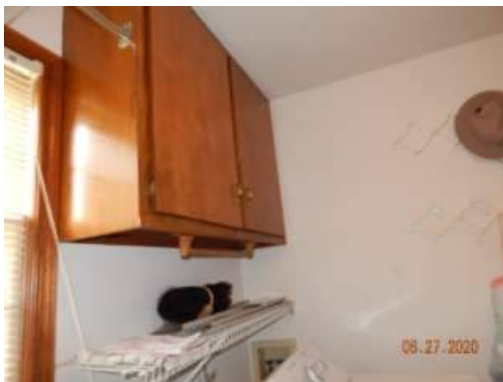


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Photo X-252



Photo X-253

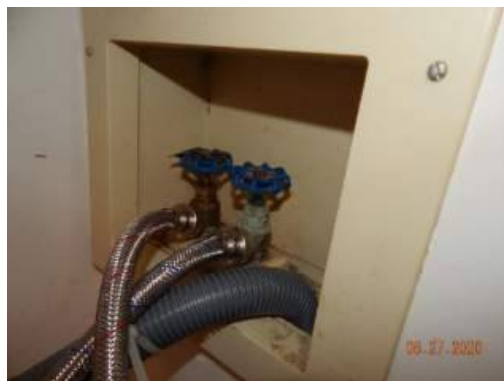


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Photo X-255



Photo X-256



Photo X-257



Photo X-258



Photo X-259



Photo X-260



Photo X-261



Photo X-262



Photo X-263



Photo X-264



Photo X-265



Photo X-266



Photo X-267



Photo X-268



Photo X-269

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Reinspection Fees are 125.00 for the first hour and 25.00 for each additional hour.