




Home Inspection Report



Inspected By: United Home Inspection Group LLC

Prepared For: 
Inspected On Sun, Jun 5, 2022 at 1:00 PM



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Thank you for the opportunity to conduct a home inspection of this property. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included

The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are typically several report comments which are meant to help you further understand certain conditions observed.

These are easy to find while reading the report. There is a colored bar along the left margin and each comment is labeled with a type of comment.

Comments with the highest severity are also displayed on the report summary. Please read all the comments.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

This report summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Safety Concern

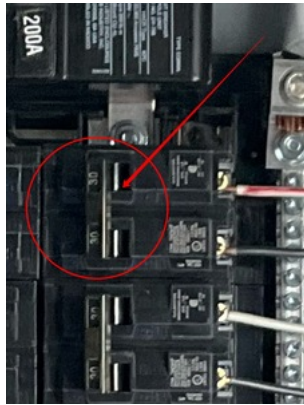
Site: Patios/Decks

Back porch Rim Joist not supported by 4 x 4 posts, being held up by hand rail posts. Showing signs of wood splitting at pressure points. Recommend repair by qualified professional.



Electrical: Overcurrent Protection

Air Conditioner data tag depicts max breaker size as 20A, Electrical panel has 30A breakers installed for Air Conditioner. Recommend evaluation and repair by licensed Electrician.



Plumbing

Homeowner reported ongoing issues, since move-in, with toilet gurgling and water swaying in toilet. This issue was confirmed by interviewing other homeowners on the same strip and built in the same few months time period. Upon completion of inspection, a strong sewer odor was noted on South side of house exterior. This combination of symptoms could signal poor venting which can cause dangerous sewer gases to build up in home. Recommend licensed plumber to evaluate further.

Repair or Replacement Needed

Exterior: Exterior Covering

Area where Conduit is attached to home has not been sealed. Recommend sealing holes/gaps in vinyl to prevent moisture intrusion.





Exterior: Entry Doors

Back door lower weatherstripping torn. Recommend replacement to keep moisture and pests from entering home and to provide better insulation properties



Roofing: Ventilation Present

Gable end vent on front of home is blocked by sheathing on the attic side. Recommend qualified professional to open gable end vent to provide better attic ventilation.



Roofing: Flashings

Area where dormer wall meets rooftop shingles needs flashing to divert water from pooling under vinyl siding edge (which should terminate 2 inches above adjoining roof. Where there is no flashing, shingles and sheathing can allow moisture intrusion over time. Recommend repair on left and right sides of dormer by a licensed roofing contractor.



Roofing: Gutters & Downspouts

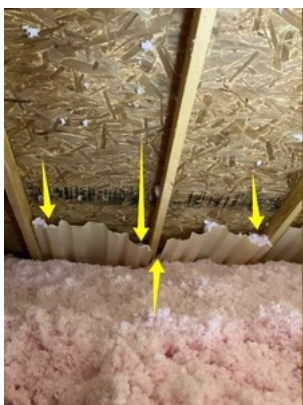
Add gutter extensions to all gutter downspouts to direct water away from home foundation to prevent weakening of the foundation.





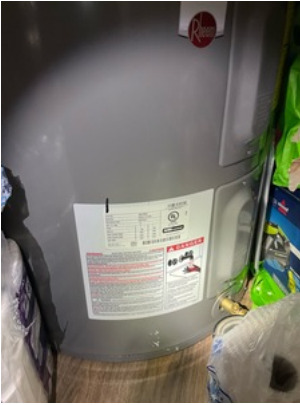
Attic: Insulation

Blown-In insulation covers Soffit vents and guards in some areas. Recommend clearing insulation from the vents/guards. At the time of inspection there were not any moisture issues noted, which can occur with blocked soffit vents. Opening soffit vents can result in a cooler roof surface and longer shingle life, even if there are no moisture problems present. Higher than expected attic temperature was noted at time of inspection.



Water Heater

Water heater missing drip pan underneath unit. Location of water heater is such that if it does develop a fast leak, homeowner could become scalded. Recommend installation of water heater drip pan by qualified contractor to prevent water damage from possible future leaking water heater.



Bedroom #1

Door knob is broken and should be replaced



Laundry

Doorknob to laundry closet has broken and fallen off. Replace doorknob.



Roofing: Gutters & Downspouts

Add section of gutter with downspouts directed off the roof at this roof edge to prevent damage of shingles on roof to below this section



General

General information about the property inspected and the conditions that existed when the inspection was performed.

Overview Photos Of Property



Square Footage

945

Approximate Age

1

Age Based On

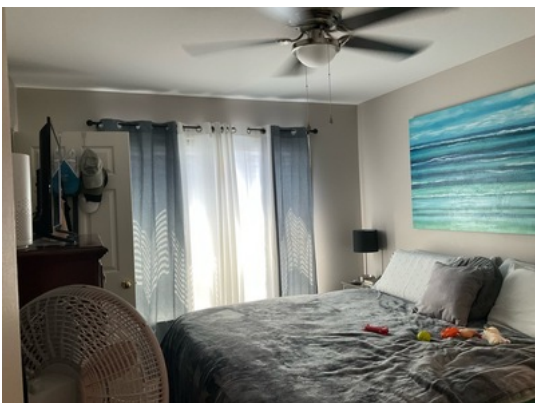
Seller, verbally

Door Faces

Northeast

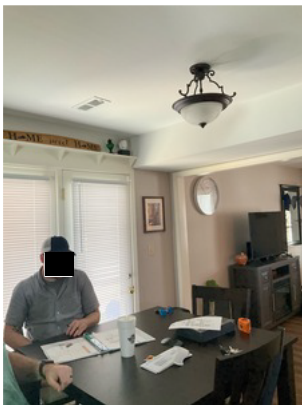
Furnished

Yes



Occupied

Yes



Weather

Sunny



Temperature

Hot

Soil Condition

Dry



Utilities On During Inspection

Electric Service, Water Service

People Present

Owner's significant other, Client/owner

We Always Remove Our Outdoor Shoes And Wear Clean House Shoes Inside Home



Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Sloped Away From Structure

Condition: Satisfactory



Vegetation

Generally Maintained

Condition: Satisfactory



Retaining Walls

Not Present

Driveway

Concrete

Condition: Satisfactory



Walkways

Concrete

Condition: Satisfactory



Steps/Stoops

Concrete, Wood

Condition: Satisfactory



Patios/Decks

Wood

Condition: Repair or Replace

Comment 3

Safety Concern

Back porch Rim Joist not supported by 4 x 4 posts, being held up by hand rail posts. Showing signs of wood splitting at pressure points. Recommend repair by qualified professional.



The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Vinyl Siding

Condition: Repair or Replace



Comment 5

Repair or Replacement Needed

Area where Conduit is attached to home has not been sealed. Recommend sealing holes/gaps in vinyl to prevent moisture intrusion.



Exterior Trim Material

Vinyl

Condition: Satisfactory



Windows

Vinyl

Condition: Satisfactory



Entry Doors

Vinyl

Condition: Repair or Replace



Comment 6

Repair or Replacement Needed

Back door lower weatherstripping torn. Recommend replacement to keep moisture and pests from entering home and to provide better insulation properties



Railings

Wood

Condition: Marginal

Comment 7

Information

Consider changing handrail on back patio to something graspable for children and elderly visitors.

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

From Ground with Binoculars, From ladder



Roof Design

Gable



Roof Covering

3 Tab Shingle

Condition: Satisfactory

Photo Of Each Roofing Type



Approximate Roof Age

1

Ventilation Present

Roof, Soffit, Gable Ends

Condition: Repair or Replace





Comment 8

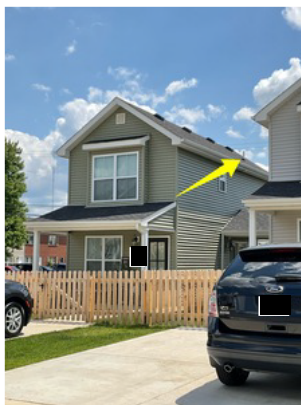
Repair or Replacement Needed

Gable end vent on front of home is blocked by sheathing on the attic side. Recommend qualified professional to open gable end vent to provide better attic ventilation.



Vent Stacks

Not Inspected



Comment 9

Information

Could not inspect due to roof height and pitch

Chimney

Not Present

Sky Lights

Not Present

Flashings

Not Present



Comment 10

Repair or Replacement Needed

Area where dormer wall meets rooftop shingles needs flashing to divert water from pooling under vinyl siding edge (which should terminate 2 inches above adjoining roof. Where there is no flashing, shingles and sheathing can allow moisture intrusion over time. Recommend repair on left and right sides of dormer by a licensed roofing contractor.



Soffit and Fascia

Vinyl

Condition: Satisfactory



Gutters & Downspouts

Metal

Condition: Repair or Replace



Comment 11

Repair or Replacement Needed

Add gutter extensions to all gutter downspouts to direct water away from home foundation to prevent weakening of the foundation.





Comment 12

Repair or Replacement Needed

Add section of gutter with downspouts directed off the roof at this roof edge to prevent damage of shingles on roof top below this section



The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Slab on Grade

Foundation Material

Poured Concrete

Condition: Satisfactory

Floor Structure

Not Inspected

Subflooring

Not Inspected

Attic

Attic Entry

Hallway

Overview Photos Of Attic



Roof Framing Type

Joist and Rafters

Condition: Satisfactory

Roof Deck Material

Plywood

Condition: Satisfactory

Vent Risers

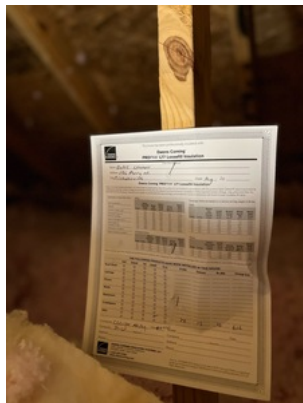
PVC

Condition: Satisfactory

Insulation

Blown In Fiberglass

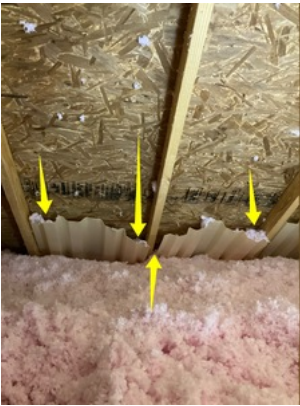
Condition: Repair or Replace



Comment 13

Repair or Replacement Needed

Blown-In insulation covers Soffit vents and guards in some areas. Recommend clearing insulation from the vents/guards. At the time of inspection there were not any moisture issues noted, which can occur with blocked soffit vents. Opening soffit vents can result in a cooler roof surface and longer shingle life, even if there are no moisture problems present. Higher than expected attic temperature was noted at time of inspection.



Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground

Main Disconnect Location

Main service panel



Service Panel Location

Kitchen

Photo of Panel



Service Panel Manufacturer

Siemens

Condition: Satisfactory

Service Line Material

Copper

Condition: Satisfactory

Service Voltage

240 volts

Service Amperage

200 amps

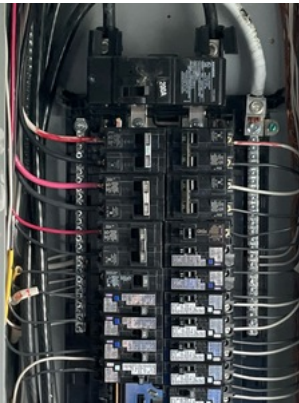
Service Panel Ground

Unknown Not Visable

Branch Circuit Wiring

Non-Metallic Shielded Copper, Stranded Copper

Condition: Satisfactory



Overcurrent Protection

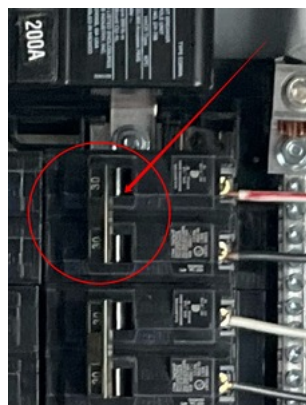
Breakers

Condition: Repair or Replace

Comment 14

Safety Concern

Air Conditioner data tag depicts max breaker size as 20A, Electrical panel has 30A breakers installed for Air Conditioner. Recommend evaluation and repair by licensed Electrician.



GFCI/AFCI Breakers

Representative number of outlets and all GFCI outlets are tested and operational at time of inspection

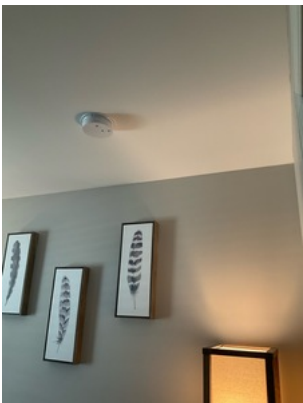
Condition: Satisfactory



Smoke Detectors

9 volt Battery Type, Hard Wired, Upstairs hallway and downstairs living room

Condition: Satisfactory



HVAC System Type

Central Split System



Thermostat

Digital

Condition: Satisfactory

Photo of Thermostat



Thermostat Location

Living Room

Heating

Location

Hallway



Type of Equipment

Heat Pump

Condition: Satisfactory

Photo Of Furnace Dataplate



Manufacturer

Allied

Heating Fuel

Electric

Condition: Satisfactory

Approximate Age

Date of Manufacture: 11-2020

Filter Type

Disposable

Condition: Satisfactory



Type of Distribution

Metal Ducting

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

Energy Source

Electric

Type of Equipment

Split System

Condition: Satisfactory

Photo of Condenser Dataplate



Condenser Make

Allied

Condensor Size

24,000 BTU (2 Tons)

Condenser Approximate Age

Date of Manufacture: 3/2020

Condensate Drainage

To Exterior

Condition: Satisfactory



Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Supply Pipe Material

Not Inspected

Comment 16

Information

Water supply not visible for this inspection; Not Inspected

Location of Main Water Shutoff

By Water Heater

Photo of Main Water Valve



Sewer System

Public

Waste Pipe Material

Not Inspected

Comment 17

Information

Waste pipe not visible during this inspection; Not inspected.

Outdoor Faucet



Plumbing Comments

Comment 18
Safety Concern

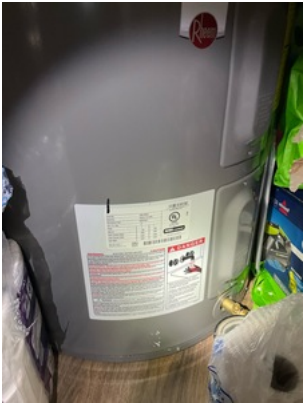
Homeowner reported ongoing issues, since move-in, with toilet gurgling and water swaying in toilet. This issue was confirmed by interviewing other homeowners on the same strip and built in the same few months time period. Upon completion of inspection, a strong sewer odor was noted on South side of house exterior. This combination of symptoms could signal poor venting which can cause dangerous sewer gases to build up in home. Recommend licensed plumber to evaluate further.

Water Heater

Photo of Water Heater



Photo Of Water Heater Dataplate



Manufacturer

Rheem

Fuel

Electric

Capacity

47

Approximate Age

Sept 2021

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect

In closet off kitchen



Drip Leg (Sediment Trap)

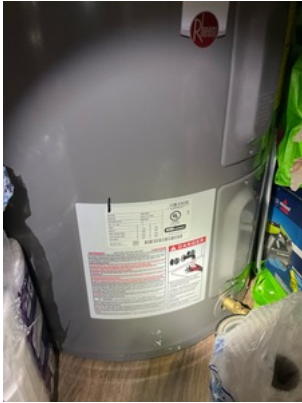
Not Present

Water Heater Comments

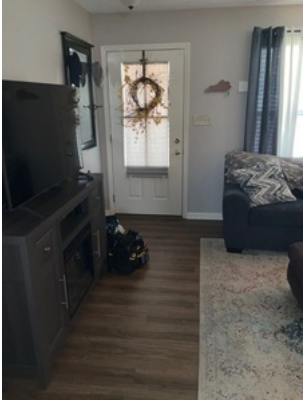
Comment 19

Repair or Replacement Needed

Water heater missing drip pan underneath unit. Location of water heater is such that if it does develop a fast leak, homeowner could become scalded. Recommend installation of water heater drip pan by qualified contractor to prevent water damage from possible future leaking water heater.



Overview Photos of Room



Bathroom #1

Location

Downstairs near Dining Room

Overview Photos of Bathroom



Bath Tub

Not Present

Shower

Not Present

Sink(s)

Single Vanity

Condition: Satisfactory



Bathroom #1 Cont.

Toilet

Standard Tank

Condition: Satisfactory



Floor

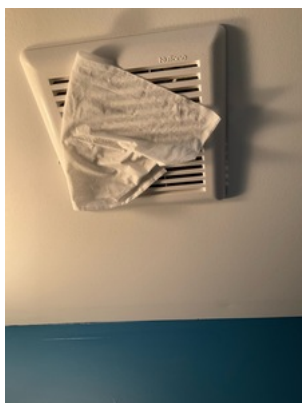
Vinyl

Condition: Satisfactory

Ventilation Type

Ceiling Vent

Condition: Satisfactory



GFCI Protection

Outlets

Condition: Satisfactory

Bathroom #2

Location

Upstairs between bedrooms

Overview Photos of Bathroom



Shower

In Tub

Condition: Satisfactory



Sink(s)

Double Vanity

Condition: Satisfactory



Toilet

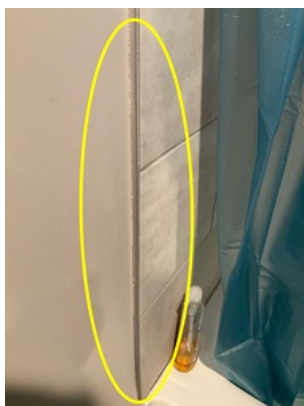
Standard Tank

Condition: Satisfactory

Shower Walls

Tile

Condition: Marginal



Floor

Vinyl

Condition: Satisfactory

Ventilation Type

Ceiling vent

Condition: Satisfactory



GFCI Protection

Outlets

Condition: Satisfactory

Dining Room

Flooring

Vinyl

Condition: Satisfactory

Ceiling and Walls

Drywall

Condition: Satisfactory

Electrical

Switches and Outlets, Light Fixture

Condition: Satisfactory

Windows

Single Hung

Condition: Satisfactory

Heat Source

Register

Condition: Satisfactory

Family Room

Flooring

Vinyl

Condition: Satisfactory

Electrical

Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector

Condition: Satisfactory

Windows

Single Hung

Condition: Satisfactory

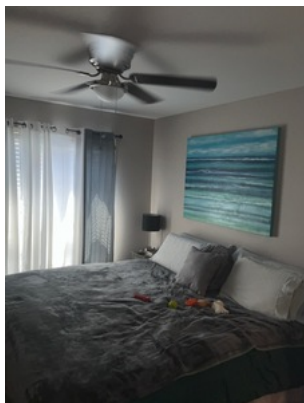
Heat Source

Register

Condition: Satisfactory

Bedroom #1

Overview Photos of Bedroom

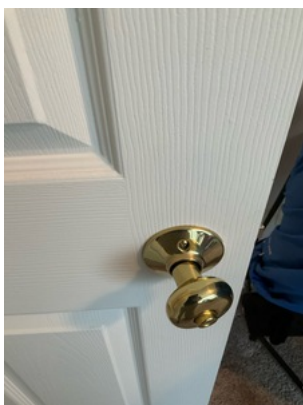


Bedroom #1 Comments

Comment 20

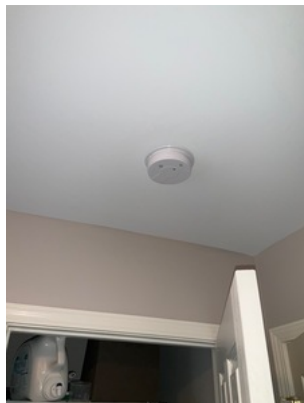
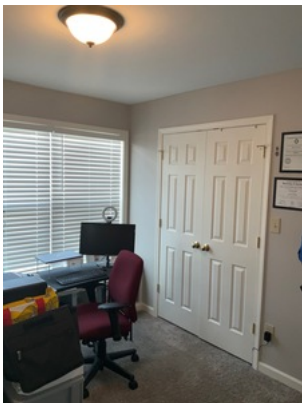
Repair or Replacement Needed

Door knob is broken and should be replaced

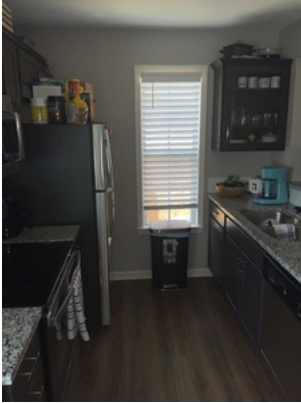


Bedroom #2

Overview Photos of Bedroom



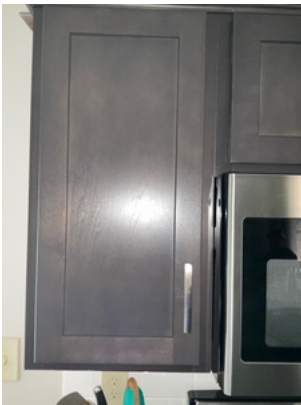
Overview Photo of Kitchen



Cabinets

Laminated

Condition: Satisfactory



Countertops

Stone

Condition: Satisfactory



Sink

Double

Condition: Satisfactory



Appliances

Range

General Electric

Condition: Satisfactory



Range Hood

Not Inspected

**Comment 21
Information**

Unable to locate or inspect range exhaust due to insulation in attic.

Refrigerator

General Electric

Condition: Satisfactory



Dishwasher

General Electric

Condition: Satisfactory



Microwave

General Electric

Condition: Satisfactory



Disposal

Emerson Electric

Condition: Satisfactory



Washer

Not Inspected

Dryer

Not Inspected

Laundry

Built In Cabinets

Not Present

Laundry Sink

Not Present

Dryer Venting

Not Inspected



Comment 22 Information

Dryer venting Not Inspected due to obstruction on inside and located on second floor exterior.

GFCI Protection

Yes

Condition: Satisfactory

Laundry Hook Ups

Yes

Condition: Satisfactory



Overview Photos of Laundry



Laundry Comments

Comment 23

Repair or Replacement Needed

Doorknob to laundry closet has broken and fallen off. Replace doorknob.

