

SINGLE FAMILY HOME



INSPECTOR

Keith collins

870-613-1348

propertyinspction.collins@gmail.com



Inspection Date: 9/13/2022

Inspection Address:

123 mystery st

Street Address

Undisclosedville

City

AR

State

12345

Zip Code

Secret

County

Client Name: Mr. Example Client

Client Phone:

Client Email:

HI-2331

Issued 2022

Expires 12/31/23



Year Built: 1945

Lot Size: .25 acre

Square Footage: 1000 sq ft

Stories/Levels: 1

Front Faces: North

Arrival Time: 04:00

Departure Time: 06:15

Occupancy: Occupied

Weather Conditions: Sunny

Temperature: 86 F

Relative Humidity: 33 %

Collins Property Inspection and Services LLC

Batesville, AR

Standards of Practice

The inspection and report are performed in accordance Arkansas Standards of Practice. A full version of the Standards of Practice can be found at: <http://ahib.org/pdfs/standards-AR.pdf>

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing only at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, item, and systems will not be dismantled.

In the case that components or systems cannot be inspected or tested due to limitations that are out of the control of the inspector, be sure to have these items inspected prior to the closing of the property.

Maintenance and other items may be discussed, but they are not part of the inspection. The report is not a compliance inspection or certification for past or present government codes or regulations of any kind. The inspection and report do not address and are not intended to address the possible presence of, or danger from, any potential harmful substances and environments hazards; including but not limited to radon gas, lead paint, asbestos, mold, mildew, urea, formaldehyde, toxic or flammable chemicals, and water and airborne hazards.

The parties agree that our company, and its agents and employees, assume no liability or responsibility for the cost of repairs or replacing any unreported defect or deficiency, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEES OR CONDITION OF ANY INSPECTED STRUCTURE ITEM. WE ARE NOT AN INSURER OF ANY INSPECTED CONDITIONS.

For items to be deemed defects, they are either inhibiting safety, function, or both. The inspector may deem other items defects that are outside of this criteria, i.e. cosmetic. If an item is affecting more than one systems (i.e. a roof leak causing active damage to the interior) or causing an immediate risk, the defect may be labeled as **IMMEDIATE EVALUATION RECOMMENDED**.

Due to various requirements at the State, County, or City levels, the authorities having jurisdiction may require that certain work performed on premise be permitted and performed by licensed agents or contractors. It is the responsibility of the owner of the property to ensure that all work is performed in accordance with local authorities having jurisdiction.

All recommendations for remediation should be done in a timely manner. As time progresses, maintenance and remediations can become more complicated, problematic and expensive.

Index

Lots and Grounds	Irrigation, fences, gates, retaining walls, pools, spas, decks, steps, stoops, driveways, walkways, vegetation, and drainage
Structural	Foundations, walls, floors, and roof
Exterior	Siding, trim, flashing, doors, windows, eaves, soffit, and fascia
Roof	Roofing material, flashing, skylights, chimneys, roof penetrations, and drainage
Plumbing	Water supply, drainage, waste, vent material, water heater, pumps, fuel storage, fuel delivery, and fixtures
Electrical	Service entrance, main disconnect, over-current protection, disconnects, switches, receptacle outlets, GFCI's, and AFCI's
HVAC	Thermostats, heating, cooling, moisture control, distribution, and filtration
Interior	Walls, ceilings, floors, steps, stairways, railings, counter-tops, cabinets, doors, and windows
Appliances	Installed Appliances
Attics	Insulation, vapor barriers, ventilation, and exhaust systems
Summary	Items deemed deficient

Legend



General Information



Exclusions or Restriction



Deficiency



At the time of inspection, furnishings and/or belongings were present. For this reason, a limited view inspection was performed on the interior of the dwelling. A reasonable effort was made to inspect in consideration of the obstructions.

Cast iron, galvanized, and/or copper was noted to be a main drain, waist, and vent material in the home. This material has an expected lifespan of 40 - 50 years. This material has been known to cause issues and fail which can cause leaking and damage. Follow up with a licensed plumber for complete evaluation of the system along with your homeowner's insurance to ensure coverage.

The electrical system is comprised of mixed wiring types predominantly cloth shielded or "rag wrap" wiring. Cloth shielded wiring has not been in mainstream use since the late 1950's meaning this wiring is of very advanced age. Also, this style of wiring system lacks a ground conductor. Without a proper grounding system there is a significant increase in the risk for electrocution or damage to modern electronic equipment that relies on grounding protection. Recommend further evaluation by a qualified electrician.

Lots and Grounds



It is recommended to periodically remove vegetation and/or debris that comes in contact with the exterior sheathing of the structure to limit pest and moisture intrusion.



Front Grading



Right Side Grading



Left Side Grading



Front Grading



It is recommended that any exposed wood on the exterior of the structure be treated with a stain or sealant, or painted to increase longevity limit deterioration.

Lots and Grounds



IMMEDIATE EVALUATION RECOMMENDED

Comments: Downspouts empty at the base of the foundation wall this can lead to settlement issues. The addition of downspout extensions is recommended to divert water away from the foundation

Location: Front Side

Level of Remediation: Homeowner



IMMEDIATE EVALUATION RECOMMENDED

Comments: : Downspouts empty at the base of the foundation wall this can lead to settlement issues. The addition of downspout extensions is recommended to divert water away from the foundation

Location: Rear Side

Level of Remediation: Homeowner



IMMEDIATE EVALUATION RECOMMENDED

Comments: Downspouts empty at the base of the foundation wall this can lead to settlement issues. The addition of downspout extensions is recommended to divert water away from the foundation

Location: Front Side

Level of Remediation: Homeowner

Lots and Grounds



IMMEDIATE EVALUATION RECOMMENDED

Comments: The stairs do not have adequate handrails. Handrails should be graspable to prevent falling and injury. Correction is recommended to prevent injury.

Location: Rear Side

Level of Remediation: General Contractor



Structural



- Understand that the walls have finishing materials and therefore the wall framing including the type of materials, condition, or defects are excluded.
- Description of the type of framing is limited to visual inspection within the attic space. Comments for material type, condition or defects is limited to inspection of the accessible areas. Comments regarding defects located in the attic are located in the attic section of the report.
- Understand that the majority of the foundation within the interior living spaces is covered with flooring materials therefore, this inspection will be limited to the visible and accessible areas.

Wall Structure Type: Wood Framed

Foundation Structure Type: Pier and Beam

Roof Structure Type: Framed

Additional Structural Comments:

Structural



Structural



IMMEDIATE EVALUATION RECOMMENDED

Comments: The piers in the crawlspace are actively failing. This may be due to settlement of soils and or lack of adequate storm water management. Further evaluation by a licensed structural engineer is recommended.

Location: Crawlspace

Level of Remediation: Carpenter



IMMEDIATE EVALUATION RECOMMENDED

Comments: A combination of brick and natural stone has been used to wedge between the bottoms of the floor joist and the foundation piers. This does not allow for the joist to bear evenly on top of the pier and could lead to sagging floor joist or possible failure of the joist or other structural members.

Location: Crawlspace

Level of Remediation: Carpenter

Exterior



Front View



Front View



Left Side View



Right Side View

Exterior Finishes/Siding



Vinyl Siding



Stone Veneer



Stone foundation wall

Exterior Doors



Front Door



Rear door- interior



Rear Access Door

Exterior Windows



Single Pane Window

Type: Hung



Single Pane Window

Type: Hung



Single Pane Window

Type: Hung



Single Pane Window

Window Type: Slider



Double Pane Window

Type: Hung



Double Pane Window

Type: Hung

Exterior



IMMEDIATE EVALUATION RECOMMENDED

Comments: Deterioration at rear entry door framing recommend replacement by qualified carpenter

Location: Rear Side

Level of Remediation: Carpenter



IMMEDIATE EVALUATION RECOMMENDED

Comments: Trim missing from front door framing. Recommend replacement by qualified carpenter

Location: Front Side

Level of Remediation: Carpenter



IMMEDIATE EVALUATION RECOMMENDED

Comments: The crawl space vents have been plugged. With out the proper amount of crawlspace ventilation issues with moisture intrusion can occur including mold, wood destroying organisms, settlement issues, etc. Recommend removing the plugs immediately.

Location: Front Side

Level of Remediation: Homeowner

Exterior



IMMEDIATE EVALUATION RECOMMENDED

Comments: A Ledger board from a deck that has been removed is still present on the back side of the house. This ledger board is not properly flashed and is open along the top edge allowing for possible moisture intrusion. Recommend remediation by a qualified carpenter.

Location: Rear Side

Level of Remediation: Carpenter

Crawlspace



Physical entry requires minimum access opening is 18 inches by 24 inches. Minimum access opening if mechanical equipment (i.e. if an HVAC system is located in the crawlspace) is 30 inches by 30 inches. Entry into the crawl space is solely determined by the inspector. If there are unsafe conditions are observed i.e. pooling water, exposed wiring, leaking plumbing, animals etc, the inspection of the crawl space will be done from the access opening. Understand there exists potential for structural, plumbing, electrical, etc defects not visible from the opening.

Crawlspace Access Location: Rear Side

Crawl Space Insulation Type: None

Crawl Space Vapor Barrier Type: None

Crawl Space Ventilation Location: Front Side

Sub Floor Type: Dimensional Lumber



Access



Access

Crawlspace



IMMEDIATE EVALUATION RECOMMENDED

Comments: The crawl space vents have been plugged. With out the proper amount of crawlspace ventilation issues with moisture intrusion can occur including mold, wood destroying organisms, settlement issues, etc. Recommend removing the plugs immediately.

Location: Front Side

Level of Remediation: Homeowner



IMMEDIATE EVALUATION RECOMMENDED

Comments: The crawl space vents have been plugged. With out the proper amount of crawlspace ventilation issues with moisture intrusion can occur including mold, wood destroying organisms, settlement issues, etc. Recommend removing the plugs immediately.

Location: Right Side

Level of Remediation: Homeowner



IMMEDIATE EVALUATION RECOMMENDED

Comments: The crawl space vents have been plugged. With out the proper amount of crawlspace ventilation issues with moisture intrusion can occur including mold, wood destroying organisms, settlement issues, etc. Recommend removing the plugs immediately.

Location: Right Side

Level of Remediation: Homeowner

Primary Roof



Roof Geometry: Gable

Roofing Material: 3 Tab Asphalt Shingle

Inspection Type: Walkon

Estimated Remaining Life: 30 years



It is recommended to have a qualified profession perform periodic maintenance on the roof to ensure its longevity and the roof is performing its function properly especially after any incliment weather such as high winds or hail.



It is recommended that debris be removed from the roof to increase longevity, and decrease chance of moisture and pest intrusion.

Roof Ventilation



When the roof is properly ventilated, it will reduce the heat load on the roof which can extend the lifespan of the roofing products and in some climates reduce the chances of ice damming.



Turbine Vent



Gable

Plumbing



The plumbing system is visually inspected and the functional flow and drainage is evaluated by operating the faucets and fixtures. Sinks, bathtubs, and showers are not filled to test for leaking or to test the function of overflowing drains. The main shut off valves and individual fixture valves are not operated. The functionality of anti-siphon devices, temperature balancing devices, faucets connected to an appliance are not inspected. Whether supply and waste systems are public or private may not be conclusively verified.

Water shut offs were not operated at the time of the inspection. Periodic operation is recommended to ensure proper valve function.

Any plumbing leaks, whether from a supply, drain, waste, or vent, can cause moisture damage and possibly microbial growth especially in hidden voids where it may go unnoticed.



Water Meter/Water Shutoff

Street Side



Secondary Water Shutoff

Crawlspace



Anti-siphon devices are recommended to be installed on all exterior hose bibs for back flow prevention. This will prevent water a cross connection and contamination of the water supply.



The water supply quality was not inspected and is specifically excluded in this report.

Water Heater



The TPR/PR valve was not tested and beyond the scope of this inspection.

The Consumer Product Safety Commission pins ideal balance between safety and comfort for hot water temperature at 122F. To low of a setting can allow pathogens to grow which can cause illness. The ideal range for legionella bacteria which causes legionnaires, ideally grows in the range of 90 to 108F. Legionella begin to die at 122F.

Yearly maintenance is recommended to prevent premature failure.

Location: Back room

Type: Tank

Fuel/Energy Source: Natural Gas

Manufacturer: Rheem

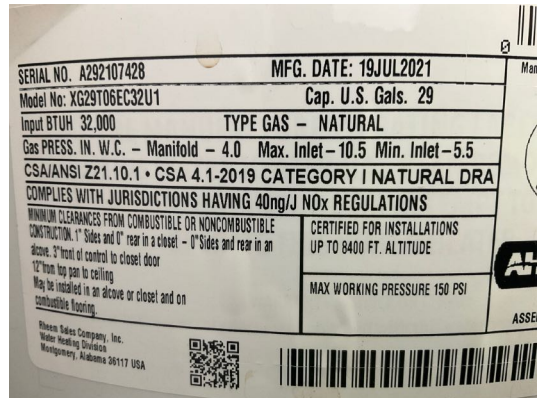
Manufactured Year: 2021

Capacity: 30 Gallons

Condition: Operational



Water Heater



Manufacturer's Data Label



TPR Valve



Hot Water Temperature

Plumbing Materials

? Understand that comments regarding the majority of the plumbing materials is limited to the visual connections at various appliance and fixture locations. The inspector is unable to confirm and report on the condition or defects of all the plumbing systems materials due to the fact the majority of the system is concealed within the walls or in the foundation.

Water Supply Material: Copper Type K

Vent Material: Cast Iron

Drainage Material: Cast Iron



Supply Plumbing



Drain Plumbing



Vent Plumbing

Vent Plumbing

Drain Plumbing

Drain Plumbing

Plumbing Fixtures



Toilet

Location: Bathroom 1



Tub Faucet

Location: Bathroom 1



Sink Faucet

Location: Bathroom 1



P-Trap

Location: Bathroom 1



Sink Faucet

Location: Kitchen



P-Trap

Location: Kitchen

Plumbing



IMMEDIATE EVALUATION RECOMMENDED

Comments: The air conditioning condensate drain line is discharging directly into the crawlspace this can cause issues with moisture intrusion, recommend remediation by a qualified plumber.

Location: Crawlspace

Level of Remediation: Plumbing Contractor



IMMEDIATE EVALUATION RECOMMENDED

Comments: The hose spigot lacks backflow prevention. A backflow preventer is recommended to prevent back siphonage or back pressured water contaminating the utility water supply. Installation of a rated backflow preventer is recommended.

Location: Exterior Left

Level of Remediation: Plumbing Contractor



IMMEDIATE EVALUATION RECOMMENDED

Comments: The hot water supply temperature is above 120 F which is considered a scalding hazard. Adjustment of the hot water temperature at the water heater is recommended to be no more than 120 F at a fixture.

Location:

Level of Remediation: Homeowner

Electrical Utility Meter



? The visible portions of the electrical system are inspected for safety concerns. A representative number of receptacle outlets are tested for polarity and grounding using a outlet tester. Covers are not removed from junction boxes, switches, or outlets. A load calculation is not performed.

Location: Right Side

Mounted Direction: West

Service Voltage: 120/240

Service Entrance Conductor Type: Aluminum

Service Entrance Type: Overhead Service

Grounding Type: None



Electrical Meter



Utility's Tag



Service Entrance



Grounding

i The electrical service and entrance is visually inspected only, both of which are the responsibility of the electrical utility company servicing the structure.

Electrical Main Disconnect



- ?** Breakers in any electrical box are left in the position found and are not operated. If any areas of the home are shut off for any reason at the time of inspection, it will be left as such and will be inspected as is.

Location: Rear bedroom closet

Panel Manufacturer: Square D

Panel Amperage Rating: 100

Disconnect Amperage Rating: 100

Predominant Wiring Method: Cloth wrapped wire



Main Panel Door Open



Manufacturer's Data Label



Dead Front Cover Removed

- i** GFCI's are recommended to be installed within 6' of any wet area, garage, and outlets outside. Periodic testing of the GFCI's is also recommended to ensure they are in proper working order.

GFCI/AFCI Protection



Bathrooms
GFCI Protection



Kitchen
GFCI Protection



Kitchen
GFCI Protection

Electrical



IMMEDIATE EVALUATION RECOMMENDED

Comments: The receptacle outlet was tested to have an open ground or no ground. Grounds direct voltage surges and protect against electrocution. Further evaluation is recommended.

Location: Dining Room

Level of Remediation: Electrical Contractor



IMMEDIATE EVALUATION RECOMMENDED

Comments: The receptacle outlet was tested to have an open ground or no ground. Grounds direct voltage surges and protect against electrocution. Further evaluation is recommended.

Location: Living Room 1

Level of Remediation: Electrical Contractor



IMMEDIATE EVALUATION RECOMMENDED

Comments: Three prong grounded receptacles have been installed on a 2 wire ungrounded system ;this condition is found in may locations throughout the home. recommend further evaluation by a qualified electrician.

Location: Various locations

Level of Remediation: Electrical Contractor

Electrical

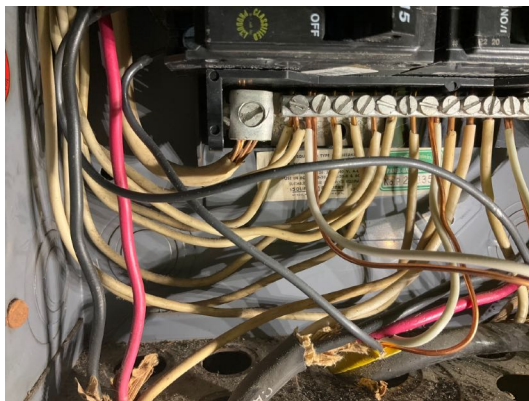


IMMEDIATE EVALUATION RECOMMENDED

Comments: The receptacle outlet was tested to have an open ground or no ground. Grounds direct voltage surges and protect against electrocution. Further evaluation is recommended.

Location: Master Bedroom

Level of Remediation: Electrical Contractor



IMMEDIATE EVALUATION RECOMMENDED

Comments: Double taps or double lugging was noted. This is more than one conductor under one contact point. This can create loose connections creating an arc potential leading to a fire or possibly overloading the circuit leading to a fire. Correction is recommended.

Location: Main Panel

Level of Remediation: Electrical Contractor



IMMEDIATE EVALUATION RECOMMENDED

Comments: The electrical system lacked adequate grounding. Grounding gives a path of least resistance for stray current and an alternate path for returning current. This creates both an electrocution and fire hazard. Adequate grounding is recommended.

Location: Main Panel

Level of Remediation: Electrical Contractor

Electrical



IMMEDIATE EVALUATION RECOMMENDED

Comments: The electrical system is comprised of predominantly cloth shielded or “rag wrap” wiring; this wiring is of very advanced age. Also, this style of wiring system lacks a ground conductor. Without a proper grounding system there is a significant increase in the risk for electrocution or damage to modern electronic equipment that relies on grounding protection. Recommend further evaluation by a qualified electrician.

Location: Various locations

Level of Remediation: Electrical Contractor

HVAC



- i** The HVAC systems should receive periodic (usually annual) servicing and cleaning to help maintain optimal performance which will help prolong the appliance's useful life.
- ?** If the outside air temperature is greater than 60 F, the cooling function will be tested. If the outside air temperature is less than 60 F, the heating function will be tested. This is to prevent damage to the system.

Thermostat Location: Hallway

Thermostat Type: Digital

Cooling Method: Conventional Split

Heating Method: Mid Efficiency Furnace

Supplemental Heating Method: None

Emergency Heating Method: None

Number of Zones: 1



Thermostat



HVAC Return Temperature



HVAC Supply Temperature

Cooling



Cooling Method: Conventional Split

Equipment Location: Right side

Equipment Manufacturer: Bryant

Manufactured Year: 02

Capacity BTU's/Tonnage: 30,000/2.5

Equipment Operation: Operational, but nearing the end of its expected lifespan.



Condenser/Compressor



Manufacturer's Data Label



Electrical Disconnect



Refrigerant Lines



The area around the air condenser should be free of vegetation and debris for efficient performance of the unit.

Heating



Primary Heating Method: Mid Efficiency Furnace

Equipment Location: Crawlspace

Equipment Manufacturer: Bryant

Manufactured Year: 1999

Capacity BTU's: 75000

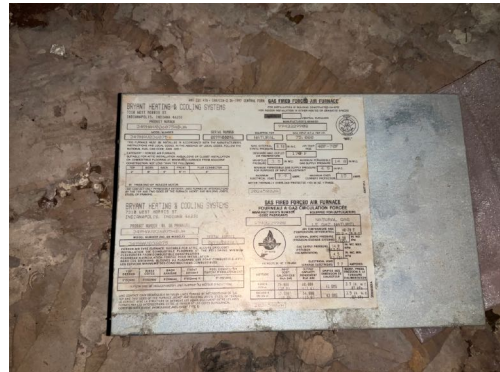
Energy/Fuel Source: Natural Gas

Distribution Method: Forced Air

Equipment Operation: Operational



Primary Heating



Manufacturer's Data Label

Installed Cooktop/Range/Oven



It is recommended to check with the current owner for whether appliances are included in the sale of the home.

Testing was limited to operating On/Off Controls for burners and oven for capacity to generate heat. Accuracy of temperature and "Oven Cleaning" function was not inspected.

Cooktop Type: Gas Cooktop

Cooktop Energy Source: Natural Gas

Oven Type: Conduction Range Oven

Oven Energy Source: Natural Gas

Ventilation: None



Cooktop



Oven Operation

Installed Refrigerator/Freezer



Refrigerators are not always included in the sale of a home. It is recommended to follow up with current owner for additional information concerning this matter.



Refrigerator/Freezer



Refrigerator Temperature

Fire Safety



? These systems may be inspected for presence and function by other entities. This does not replace any requirement set forth by any Local Authorities Having Jurisdiction.

Testing of smoke, carbon monoxide, or combustible gas detectors is at the discretion of the inspector. These detectors can be attached to other systems that may activate the 911 system. Testing also only tests the audible alarm and not its complete function which may give a false sense that they are completely functional.

Fire suppression/protection systems were not activated. A concerted effort was made to identify all the components of the system. Follow up with current owner for more information.

	Bedrooms	Living Rooms	Hallways	Kitchen	Basements
Smoke Detectors:			✓		
Carbon Monoxide Detectors:			✓		
Combustible Gas Detectors:					
Fire Suppression Sprinklers:					



Smoke Detector

Location: Hallway



Carbon Monoxide Detector

Location: Hallway

Hallway

Interior



IMMEDIATE EVALUATION RECOMMENDED

Comments: The windows in the living room have been nailed shut and are not openable, thus preventing the use of the window as an emergency escape route; this represents a significant safety hazard. Recommend further evaluation by a window contractor.

Location: Living Room 1

Level of Remediation: Window contractor

Attic



Insulation Type: Fiberglass Batts

Insulation Depth: 3"

Roof Decking/Sheathing Type: Dimensional Lumber

Attic Access Type: Pull Down Ladder



Attic Access Closed



Insulation



Roof Sheathing/Decking

Attic



Roof Sheathing/Decking



Insulation



Ventilation



Ventilation



Insulation

Attic



Comments: The attic lacks adequate insulation. Insulation increases efficiency of the home, prevents ice damming in cold climates, and condensation issues. It is recommended to add insulation.

Location: Various Locations

Level of Remediation: Insulation Contractor

Summary



The summary section of the report are items such as components, systems, and materials that are inhibiting either safety, function, or were determined by the inspector to be important enough to be in this section. It is encouraged to review the entire report for a complete understanding of the property.



INSPECTION QUESTIONS

INSPECTOR

Keith collins

HI-2331

870-613-1348

propertyinsption.collins@gmail.com

Inspection Date: 9/13/2022

Inspection Address:

123 mystery st

Street Address

Undisclosedville

AR 12345

Secret

City

State Zip Code

County

Client Name: Mr. Example Client

Client Phone:

Client Email:



Lots and Grounds



IMMEDIATE EVALUATION RECOMMENDED

Comments: Downspouts empty at the base of the foundation wall this can lead to settlement issues. The addition of downspout extensions is recommended to divert water away from the foundation

Location: Front Side

Level of Remediation: Homeowner



IMMEDIATE EVALUATION RECOMMENDED

Comments: : Downspouts empty at the base of the foundation wall this can lead to settlement issues. The addition of downspout extensions is recommended to divert water away from the foundation

Location: Rear Side

Level of Remediation: Homeowner



IMMEDIATE EVALUATION RECOMMENDED

Comments: Downspouts empty at the base of the foundation wall this can lead to settlement issues. The addition of downspout extensions is recommended to divert water away from the foundation

Location: Front Side

Level of Remediation: Homeowner

Lots and Grounds



IMMEDIATE EVALUATION RECOMMENDED

Comments: The stairs do not have adequate handrails. Handrails should be graspable to prevent falling and injury. Correction is recommended to prevent injury.

Location: Rear Side

Level of Remediation: General Contractor

Structural



IMMEDIATE EVALUATION RECOMMENDED

Comments: The piers in the crawlspace are actively failing. This may be due to settlement of soils and or lack of adequate storm water management. Further evaluation by a licensed structural engineer is recommended.

Location: Crawlspace

Level of Remediation: Carpenter



IMMEDIATE EVALUATION RECOMMENDED

Comments: A combination of brick and natural stone has been used to wedge between the bottoms of the floor joist and the foundation piers. This does not allow for the joist to bear evenly on top of the pier and could lead to sagging floor joist or possible failure of the joist or other structural members.

Location: Crawlspace

Level of Remediation: Carpenter

Exterior



IMMEDIATE EVALUATION RECOMMENDED

Comments: Deterioration at rear entry door framing recommend replacement by qualified carpenter

Location: Rear Side

Level of Remediation: Carpenter



IMMEDIATE EVALUATION RECOMMENDED

Comments: Trim missing from front door framing. Recommend replacement by qualified carpenter

Location: Front Side

Level of Remediation: Carpenter



IMMEDIATE EVALUATION RECOMMENDED

Comments: The crawl space vents have been plugged. With out the proper amount of crawlspace ventilation issues with moisture intrusion can occur including mold, wood destroying organisms, settlement issues, etc. Recommend removing the plugs immediately.

Location: Front Side

Level of Remediation: Homeowner

Exterior



IMMEDIATE EVALUATION RECOMMENDED

Comments: A Ledger board from a deck that has been removed is still present on the back side of the house. This ledger board is not properly flashed and is open along the top edge allowing for possible moisture intrusion. Recommend remediation by a qualified carpenter.

Location: Rear Side

Level of Remediation: Carpenter

Plumbing



IMMEDIATE EVALUATION RECOMMENDED

Comments: The air conditioning condensate drain line is discharging directly into the crawlspace this can cause issues with moisture intrusion, recommend remediation by a qualified plumber.

Location: Crawlspace

Level of Remediation: Plumbing Contractor



IMMEDIATE EVALUATION RECOMMENDED

Comments: The hose spigot lacks backflow prevention. A backflow preventer is recommended to prevent back siphonage or back pressured water contaminating the utility water supply. Installation of a rated backflow preventer is recommended.

Location: Exterior Left

Level of Remediation: Plumbing Contractor



IMMEDIATE EVALUATION RECOMMENDED

Comments: The hot water supply temperature is above 120 F which is considered a scalding hazard. Adjustment of the hot water temperature at the water heater is recommended to be no more than 120 F at a fixture.

Location:

Level of Remediation: Homeowner

Electrical



IMMEDIATE EVALUATION RECOMMENDED

Comments: The receptacle outlet was tested to have an open ground or no ground. Grounds direct voltage surges and protect against electrocution. Further evaluation is recommended.

Location: Dining Room

Level of Remediation: Electrical Contractor



IMMEDIATE EVALUATION RECOMMENDED

Comments: The receptacle outlet was tested to have an open ground or no ground. Grounds direct voltage surges and protect against electrocution. Further evaluation is recommended.

Location: Living Room 1

Level of Remediation: Electrical Contractor



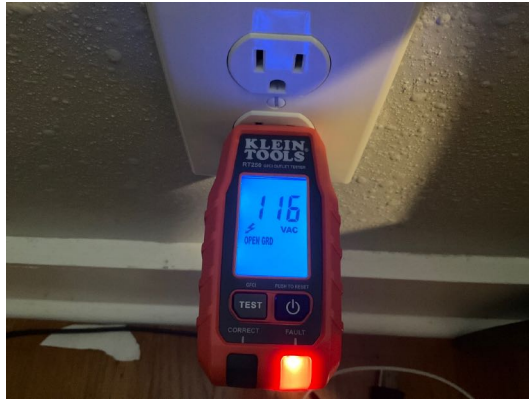
IMMEDIATE EVALUATION RECOMMENDED

Comments: Three prong grounded receptacles have been installed on a 2 wire ungrounded system ;this condition is found in may locations throughout the home. recommend further evaluation by a qualified electrician.

Location: Various locations

Level of Remediation: Electrical Contractor

Electrical

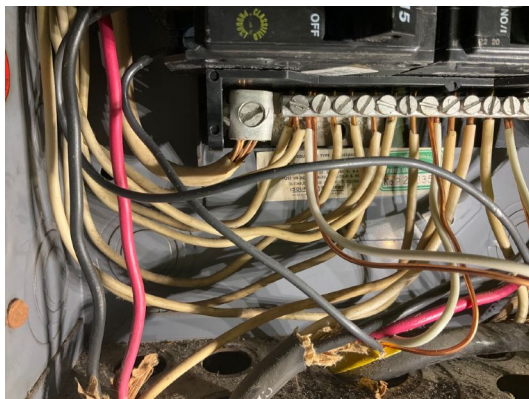


IMMEDIATE EVALUATION RECOMMENDED

Comments: The receptacle outlet was tested to have an open ground or no ground. Grounds direct voltage surges and protect against electrocution. Further evaluation is recommended.

Location: Master Bedroom

Level of Remediation: Electrical Contractor



IMMEDIATE EVALUATION RECOMMENDED

Comments: Double taps or double lugging was noted. This is more than one conductor under one contact point. This can create loose connections creating an arc potential leading to a fire or possibly overloading the circuit leading to a fire. Correction is recommended.

Location: Main Panel

Level of Remediation: Electrical Contractor



IMMEDIATE EVALUATION RECOMMENDED

Comments: The electrical system lacked adequate grounding. Grounding gives a path of least resistance for stray current and an alternate path for returning current. This creates both an electrocution and fire hazard. Adequate grounding is recommended.

Location: Main Panel

Level of Remediation: Electrical Contractor

Electrical



IMMEDIATE EVALUATION RECOMMENDED

Comments: The electrical system is comprised of predominantly cloth shielded or “rag wrap” wiring; this wiring is of very advanced age. Also, this style of wiring system lacks a ground conductor. Without a proper grounding system there is a significant increase in the risk for electrocution or damage to modern electronic equipment that relies on grounding protection. Recommend further evaluation by a qualified electrician.

Location: Various locations

Level of Remediation: Electrical Contractor

Interior



IMMEDIATE EVALUATION RECOMMENDED

Comments: The windows in the living room have been nailed shut and are not openable, thus preventing the use of the window as an emergency escape route; this represents a significant safety hazard. Recommend further evaluation by a window contractor.

Location: Living Room 1

Level of Remediation: Window contractor

Attic



Comments: The attic lacks adequate insulation. Insulation increases efficiency of the home, prevents ice damming in cold climates, and condensation issues. It is recommended to add insulation.

Location: Various Locations

Level of Remediation: Insulation Contractor

Interior



IMMEDIATE EVALUATION RECOMMENDED

Comments: The windows in the living room have been nailed shut and are not openable, thus preventing the use of the window as an emergency escape route; this represents a significant safety hazard. Recommend further evaluation by a window contractor.

Location: Living Room 1

Level of Remediation: Window contractor



Client s Name: Mr. Example Client

INSPECTOR

Keith collins

HI-2331

870-613-1348

propertyinsption.collins@gmail.cor



Collins Property Inspection and Services LLC

Keith Collins