Wild Blue Group LLC

PROPERTY INSPECTION REPORT



[redacted] Albrightsville, PA 18210
Inspection prepared for: [redacted]
Real Estate Agent: [redacted]

Date of Inspection: 2021-6-7 Time: 1:30 PM
Age of Home: 2004 Size: 3545
Order ID: 184

Agent: [redacted]

Nachi ID #: NACHI16121223
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Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.
There was no evidence of safety hazards or deficiencies that might require major expense; nothing to which extra attention is needed.

Interior Areas		
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Attic Window

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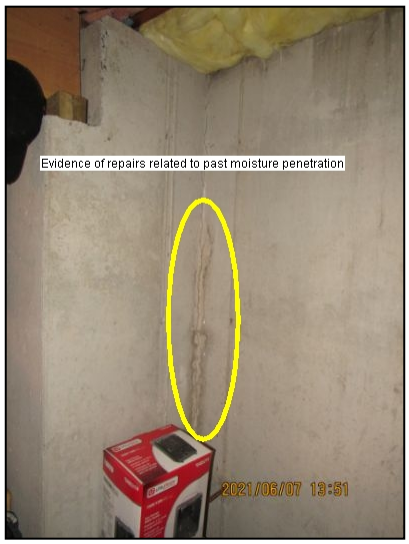


Exterior Areas		
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Inspection Details

1. Attendance

In Attendance: Owner present • Trainee present

2. Home Type

Home Type: Single Family Home • Colonial Style

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Closets

Observations:
• The closets are in serviceable condition



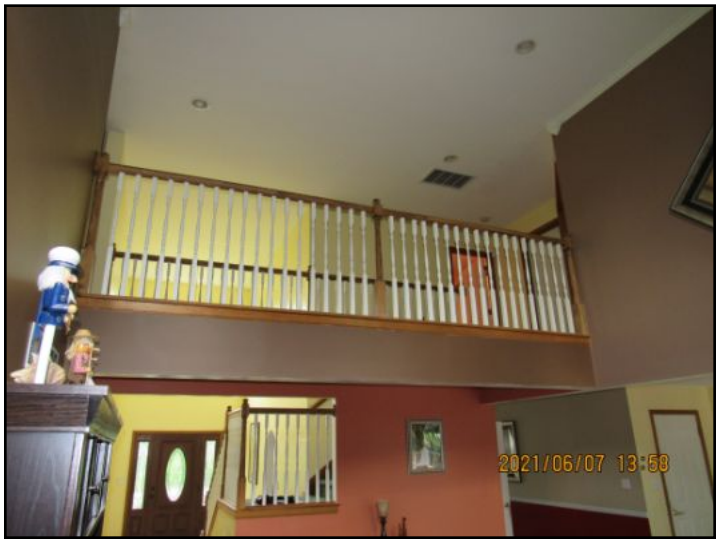
2. Doors

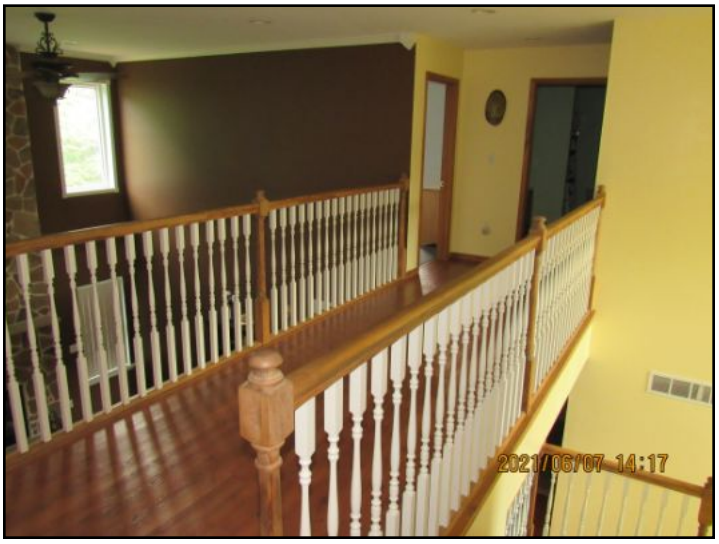
Observations:
• Metal door with "wood look".

3. Electrical

Observations:
• The majority of grounded receptacles , were tested and found to be wired correctly.

4. Stairs & Handrail





5. Ceiling Condition

Materials: There are drywall ceilings noted.

6. Patio Doors

Observations:
• **Hinged Patio Doors**

7. Wall Condition

Materials: Drywall walls noted.







8. Fireplace

Materials: Living Room
Materials: Vented Propane fireplace noted.
Observations:
• **Gas Fireplaces**
• Functional.
• Make sure to get owner manuals for gas fireplace assembly.



9. Window Condition

Materials: Vinyl covered double hung window noted. • Insulated glass noted.



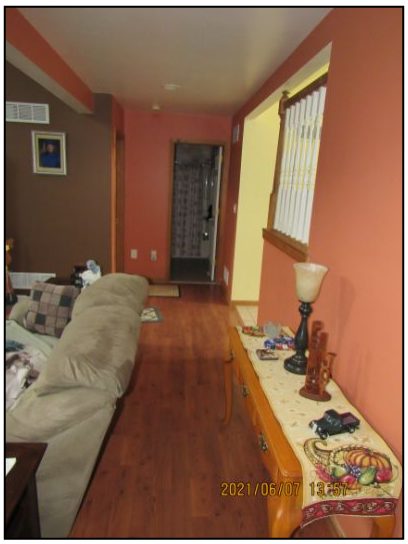


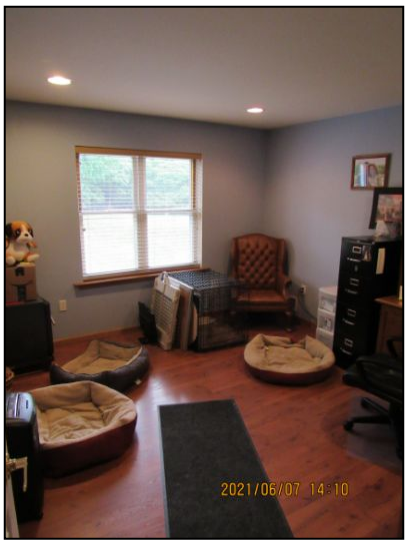


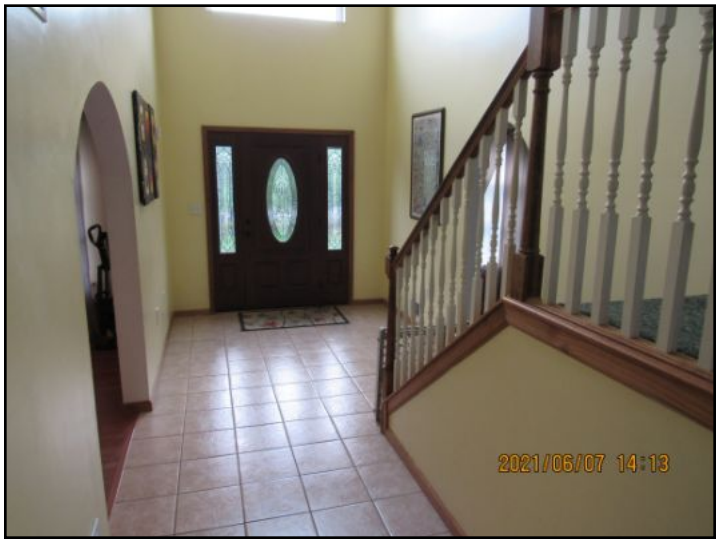
Attic Window

10. Floor Condition

Observations:
- Vinyl laminate
- Ceramic Tile






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Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Upstairs Master#1 • Upstairs #1 • Upstairs #2

2. Ceiling Fans

Observations:
• Operated normally when tested, at time of inspection.



3. Closets

Observations:
• The closets are in serviceable condition.

4. Doors

Observations:
• Hollow wooden doors noted.

5. Electrical

Observations:
• The majority of grounded receptacles , were tested and found to be wired correctly.

6. Floor Condition

Flooring Types: Carpet is noted.

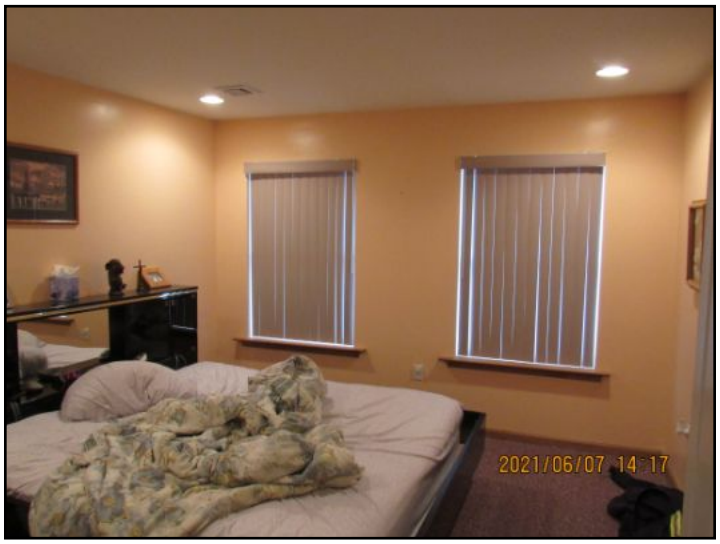


7. Smoke Detectors

Observations:
• **Smoke Detectors**
• There is a central station alarm system in the house which was not tested. The smoke detectors are part of this system so they were also not tested.

8. Wall Condition

Materials: Drywall walls noted.









9. Window Condition

Materials: Vinyl framed double hung window noted. • Insulated glass noted.

10. Ceiling Condition

Materials: There are drywall ceilings noted.



Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Main Floor Bathroom • Upstairs

2. Cabinets

Observations:
• No deficiencies observed.
• Appeared functional and in satisfactory condition, at time of inspection.

3. Ceiling Condition

Materials: There are drywall ceilings noted.

4. Counters

Observations:
• Solid Surface tops noted.

5. Doors

Observations:
• No major system safety or function concerns noted at time of inspection.

6. Electrical

Observations:
• No major system safety or function concerns noted at time of inspection.
• GFCI protection is provided to all bathrooms.

7. GFCI

Observations:
• GFCI in place and operational except as noted



2nd Floor Bathroom

8. Exhaust Fan

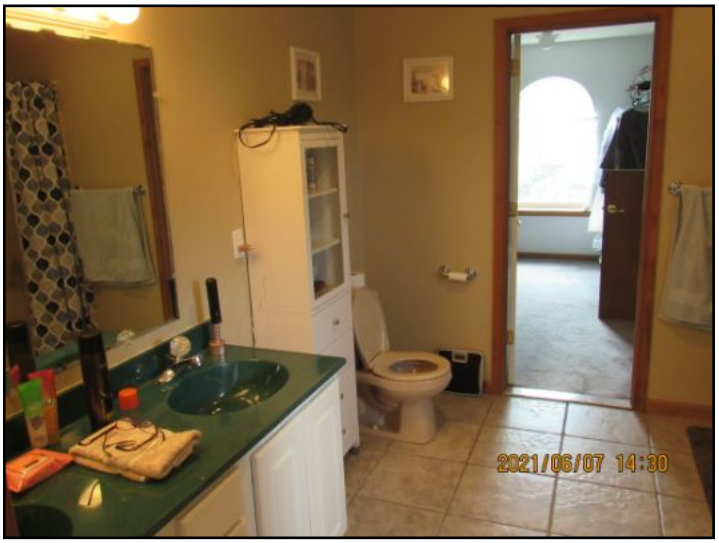
Observations:
• The bath fan was operated and no issues were found

9. Floor Condition

Materials: Ceramic tile is noted.



2nd Floor Bathroom



Master Bathroom

10. Heating

Observations:
• Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.
• See HVAC page for more information about this section.

11. Mirrors

12. Plumbing



1st Floor Bathroom



2nd Floor Bathroom



2nd Floor Bathroom



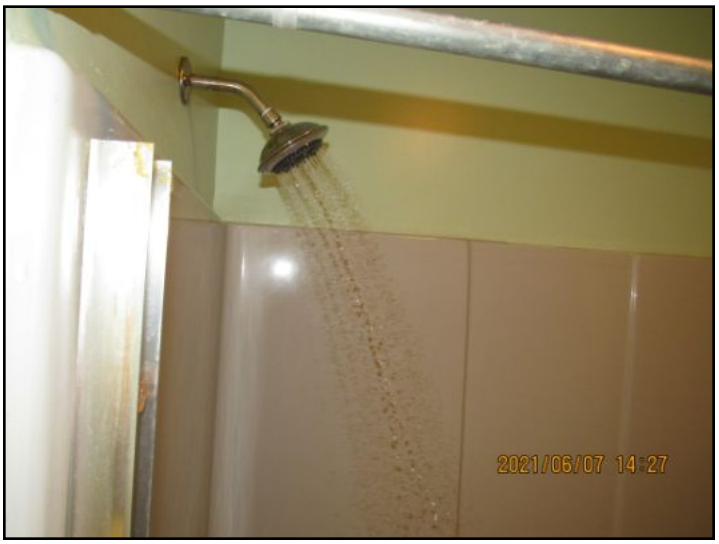
Master Bathroom

13. Showers

Observations:
- **SHOWER BASE**
- functional
- **SHOWER FAUCET**
- functional



1st Floor Bathroom



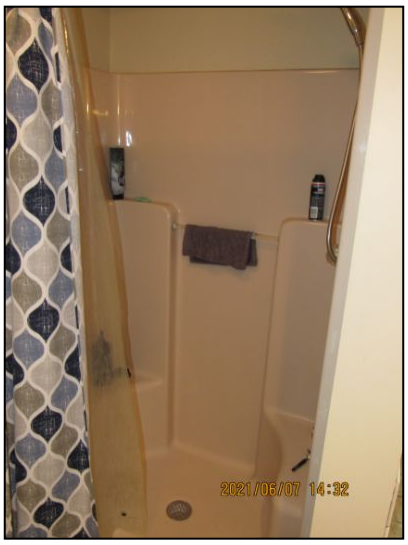
2nd Floor Bathroom



14. Shower Walls

Observations:
• **MATERIALS**
• Plastic tub/shower surround noted.





1st Floor Bathroom

15. Bath Tubs

Observations:
• Whirlpool
• Motor briefly activated to ensure motor was serviceable. Due time and water wastage, the tub was not filled to test water flow through jets.



1st Floor Bathroom



2nd Floor Bathroom



16. Enclosure

Observations:
• The shower enclosure was functional at the time of the inspection.

17. Sinks

Observations:
• **DRAINS**
• **SUPPLY**
• No deficiencies observed.
• Operated normally, at time of inspection.



1st Floor Bathroom



2nd Floor Bathroom



Master Bathroom

18. Toilets

Observations:
• 0bserved as functional and in good visual condition.
• Operated when tested. No deficiencies noted.



1st Floor Bathroom



2nd Floor Bathroom



Master Bathroom

19. Window Condition

Materials: Vinyl framed double hung window noted. • Insulated glass noted.



20. Wall Condition



1st Floor Bathroom



2nd Floor Bathroom

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:
• No deficiencies observed on all kitchen cabinets.
• Appeared functional and in satisfactory condition, at time of inspection.



2. Counters

Observations:
• Granite tops noted.



3. Dishwasher

Observations:
• Operated.



4. Doors

Observations:
• No major system safety or function concerns noted at time of inspection.

5. Microwave

Observations:
• Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection.

6. Cook top condition

Observations:
• Electric cook top noted.
• All heating elements operated when tested except as noted
• Oven(s) operated when tested.



7. Oven & Range

Observations:
• Oven(s): Electric
• All heating elements operated when tested.



8. Sinks

Observations:
• **DRAINS**
• **SUPPLY**
• No deficiencies observed.
• Kitchen has an under mounted sink.
• Operated normally, at time of inspection.



9. Vent Condition

Materials: Recirculating



10. Window Condition

Materials: Vinyl framed double hung window noted. • Insulated glass noted.

11. Floor Condition

Materials: Ceramic tile is noted.

12. Plumbing



13. Ceiling Condition

Materials: There are drywall ceilings noted.

14. Patio Doors

Observations:
• **Hinged Patio Doors**

15. Electrical

Observations:
• No major system safety or function concerns noted at time of inspection.

16. GFCI

Observations:
• Kitchen GFCI in place and operational.



17. Wall Condition

Materials: Drywall walls noted. • Walls are clad in ceramic tile.

18. Water Conditioner



Kitchen Sink

19. Refrigerator





Laundry

1. Locations

Locations: Upstairs#1

2. Dryer Vent



3. Electrical

Observations:
• The majority of grounded receptacles , were tested and found to be wired correctly.

4. Floor Condition

Materials: Sheet vinyl flooring is noted.

5. Plumbing



6. Wall Condition

Materials: Drywall walls noted.

7. Ceiling Condition

Materials: There are drywall ceilings noted.

8. Doors

Observations:
• No major system safety or function concerns noted at time of inspection.

9. Window Condition

Materials: Vinyl framed double hung window noted. • Insulated glass noted.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: The furnace is located in the basement
Materials: Oil-fired hydronic boiler, dual zone

2. Heater Base



3. Enclosure

Observations:
• IMPROVE: There are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.
• Normal surface rust/corrosion observed, no signs of flaking or excessive deterioration noted.
• Suggest having this unit professionally cleaned and tuned to ensure proper and safe operation.



4. Venting

Observations:
• **VENTING MATERIALS**
• Metal single wall chimney vent pipe noted.
• **VENTING OBSERVATIONS**
• The visible portions of the vent pipes appeared functional.



5. Gas Valves

Observations:
• Oil line shut off valve installed for safety.

6. Refrigerant Lines

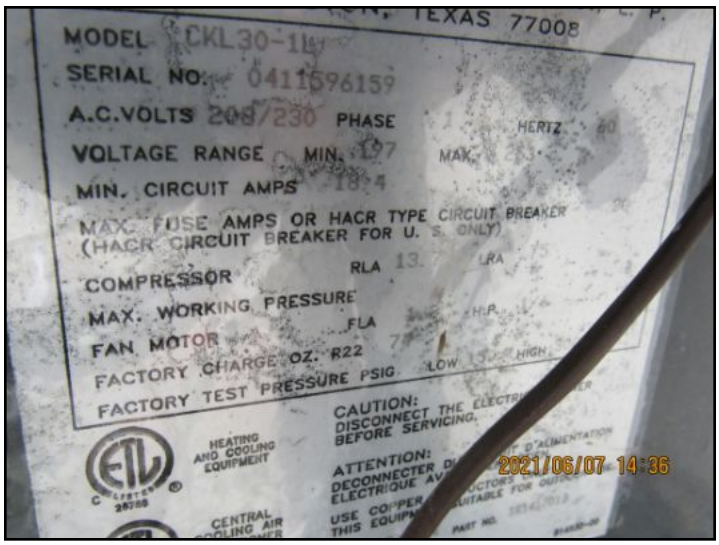
Observations:
• No defects found.

7. AC Compress Condition

Compressor Type: Electric
Location: The compressor is located on the exterior grounds. • The compressor is located on the exterior west.
Observations:
• Annual HVAC service contract is recommended.
• Maintenance Tip: Recommend that HVAC professional seasonally check the air conditioning unit. This can be accomplished at the same time as the annual furnace inspection.







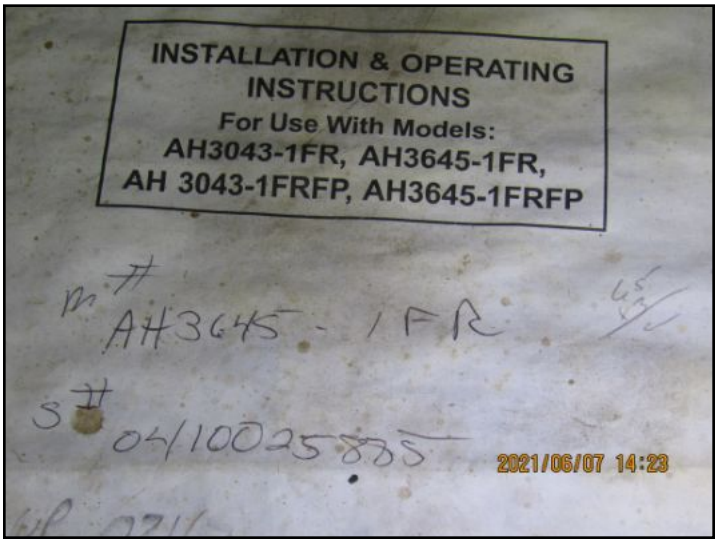
8. Air Handler

Observations:
• The return air supply system appears to be functional.









9. Registers/Radiators

Observations:
• The return air supply system appears to be functional.

10. Filters

Location: Located inside heater cabinet.
Observations:
• Annual HVAC service contract is recommended.

11. Thermostats

Observations:
• Location(s): Zone#1: Main level Dining Room -- Zone#2: Second Floor Master Bedroom

• Digital - programmable type.
• Functional at the time of inspection.





12. Tank



Fuel Oil Gauge

13. Plumbing





14. Shutoff

Water Heater

1. Base

2. Heater Enclosure

Observations:
• The water heater enclosure is functional.



3. Combusion

4. Water Heater Condition

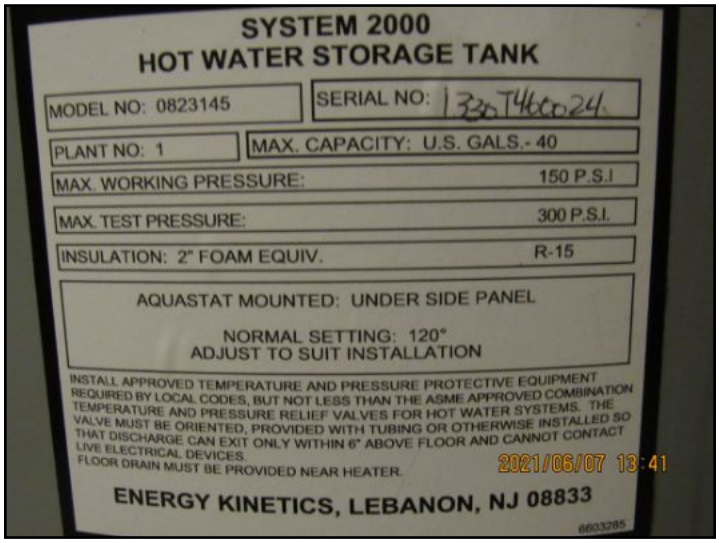
Heater Type: Electric
Location: The heater is located in the basement.
Observations:
• Tank appears to be in satisfactory condition -- no concerns.
• No major system safety or function concerns noted at time of inspection.
• A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

5. TPRV

Observations:
• Appears to be in satisfactory condition -- no concerns.
• A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

6. Number Of Gallons

Observations:
• 40 gallons



7. Plumbing

Materials: Copper
Observations:
• No deficiencies observed at the visible portions of the supply piping.

8. Overflow Condition

Materials: Galvanized
Observations:
• The discharge tube discharges above six inches from slab, this should be lowered due to the possibility of scalding should a discharge situation happen.

9. Strapping

Observations:
• The water heater is not strapped.

Garage

1. Roof Condition

Materials: Roofing is the same as main structure.
Materials: Architectural shingles noted.
Observations:
• No major system safety or function concerns noted at time of inspection.

2. Walls

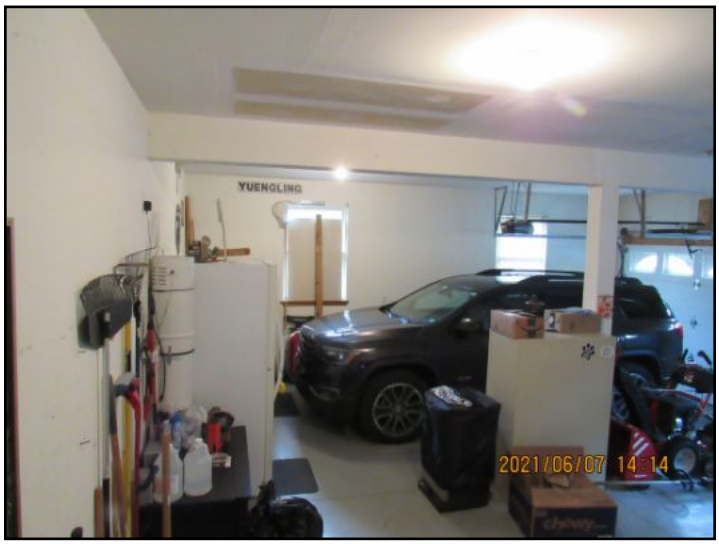
Observations:
• Appeared satisfactory, at time of inspection.
• No Mold-like bio growth observed.
• No major system safety or function concerns noted at time of inspection.

3. Floor Condition

Materials: Bare concrete floors noted.

4. Rafters & Ceiling

Observations:
• Limited review due to finished ceilings.
• There were no major deficiencies of the roof structure at the time of inspection.



5. Electrical

Observations:
• The majority of grounded receptacles , were tested and found to be wired correctly.

6. GFCI

Observations:
• GFCI in place and operational



7. Exterior Door

Observations:
• Garage-house door does not close automatically. This is to act as a fire stop, and keeps exhaust fumes out.

8. Fire Door

Observations:
• There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated fires.
• Appeared satisfactory and functional, at time of inspection.
• Operated When Tested

9. Garage Door Condition

Materials: Two - single 7', steel panel, sectional roll-up doors.
Observations:
• No deficiencies observed.



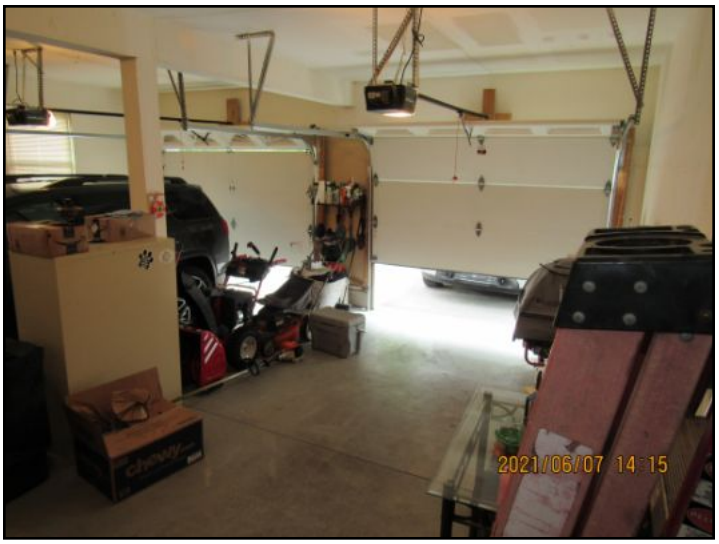
10. Garage Door Parts

Observations:
• The garage door appeared functional during the inspection

11. Garage Opener Status

Observations:
• Chain drive opener noted.
• Appeared functional using normal controls, at time of inspection.







12. Garage Door's Reverse Status





13. Ventilation

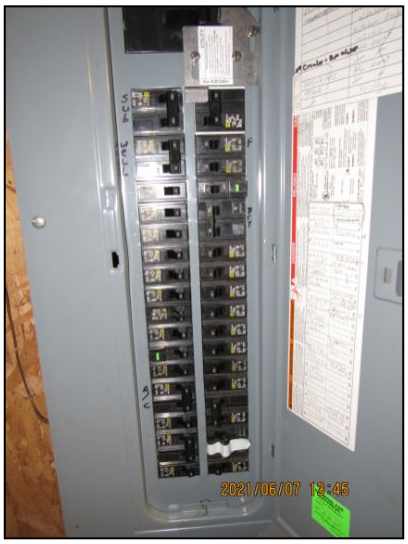
Observations:
• No Visible Ventilation noted.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: Panel box located in basement.
Location: Located in the basement.
Observations:
• No major system safety or function concerns noted at time of inspection at main panel box.





2. Main Amp Breaker

Observations:
• 200 amp



3. Breakers in off position

Observations:
• 1

4. Cable Feeds

Observations:
• There is an underground service lateral noted.





5. Breakers

Materials: Copper non-metallic sheathed cable noted.
Observations:
• All of the circuit breakers appeared serviceable.

Roof

1. Roof Condition

Materials: Observed from the ground with high-powered telephoto zoom camera
Materials: Architectural shingles noted.
Observations:
• No major system safety or function concerns noted at time of inspection.















2. Flashing

3. Sky Lights

Observations:
• Signs of present or past leaking around the skylight were discovered at time of inspection.







4. Gutter

Observations:
• No major system safety or function concerns noted at time of inspection.

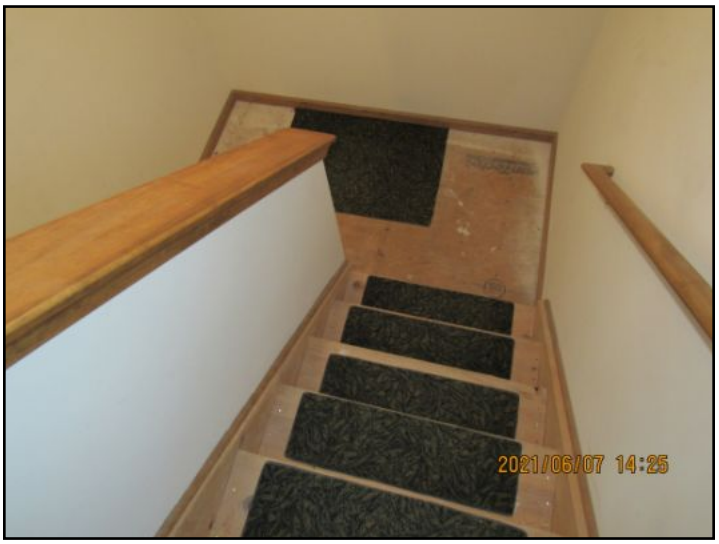
Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:
• Access adjacent to laundry room.





2. Structure









3. Ventilation

Observations:
• Under eave soffit inlet vents noted.
• Ridge exhaust venting noted.

4. Duct Work

Observations:
• Functional.



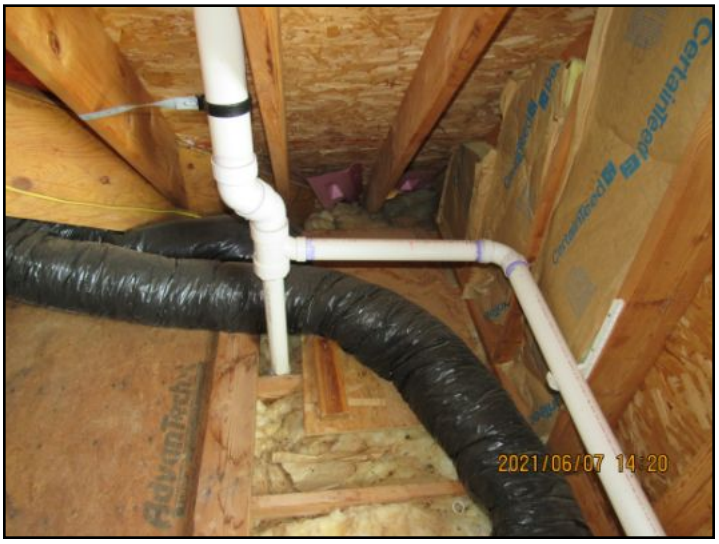


5. Electrical

6. Attic Plumbing

Observations:
• PVC plumbing vents
• No deficiencies noted in plumbing vent piping.





7. Insulation Condition

Materials: Unfinished fiberglass batts noted. • Encapsulated fiberglass batts noted.
Depth: Insulation averages about 6-8 inches in depth
Observations:
• Insulation appears adequate.
• Insulation is sparse in some areas.
• Irregular insulation.





8. Exhaust Vent

Observations:
• Functional.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:
• Appeared in functional and in satisfactory condition, at time of inspection





2. Window Condition

Observations:
• No major system safety or function concerns noted at time of inspection.

3. Siding Condition

Materials: Vinyl siding noted.
Observations:
• No major system or safety concerns noted.













4. Eaves & Facia



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Slab Foundation

Observations:
- Common cracks noted.
- Evidence of past water penetration observed.
- No evidence of Mold-like bio growth observed.







2. Foundation Perimeter

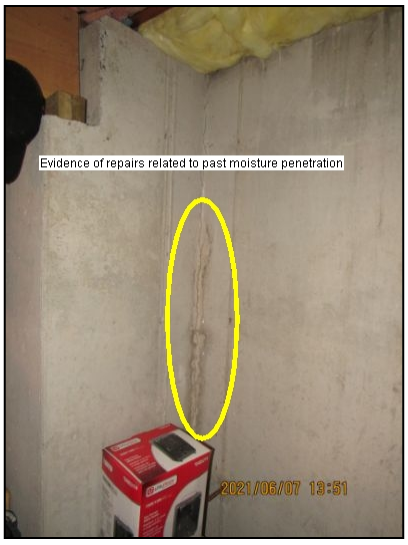
Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.
• No leaks were observed at the time of the inspection.
• Evidence of past water penetration observed.
• No evidence of Mold or Mold-like bio growth observed.



3. Foundation Walls

Observations: Normal settlement.
Visible portions of foundation wall were dry at the time of the inspection.
Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.
Evidence of past water penetration observed.
No leaks were observed at the time of the inspection.
No Mold-like bio growth observed.
Common cracks observed, these may leak at any time.
Cracks and deterioration observed.







4. Post and Girders

Observations:
• Support Material: Steel
• Beam Material: Wood
• No deficiencies were observed at the visible portions of the structural components of the home.





5. Sub Flooring

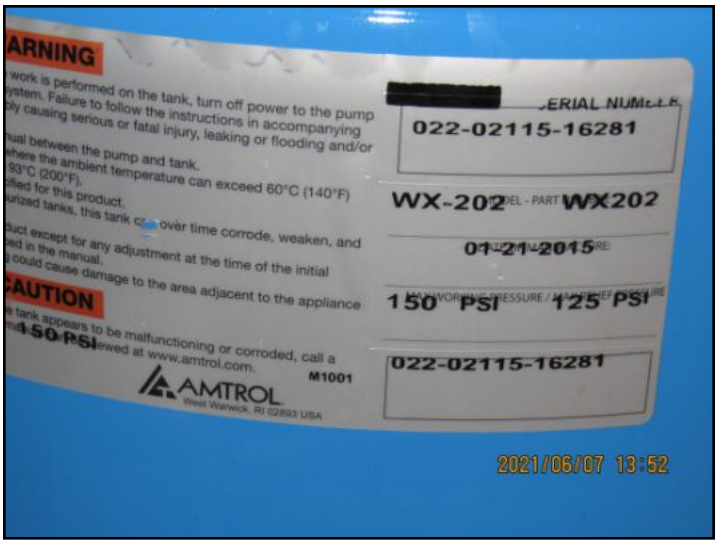
Observations:
• **DECKING**
• Dimensional lumber wood Joists
• No leaks were observed at the time of the inspection.
• No Mold-like bio growth staining observed at various areas of the wood joist sub floor.
• Some areas are not visible for inspection due to wall/ceilings covered by insulation which prevents review of all structural members.
• No Visible evidence of Wood Destroying Organisms damage observed.

6. Foundation Electrical

7. Foundation Plumbing

Observations:
• See photo for main water shut off valve location.<FYI> Future reference in the event of an emergency.
• Appears Functional at time of inspection.
• **SUPPLY**
• 3/4 inch Copper
• 1+ inch PVC
• **DRAIN, WASTE, VENT**
• Poly Vinyl Chloride "PVC" waste and vent pipes noted.





Expansion Tank

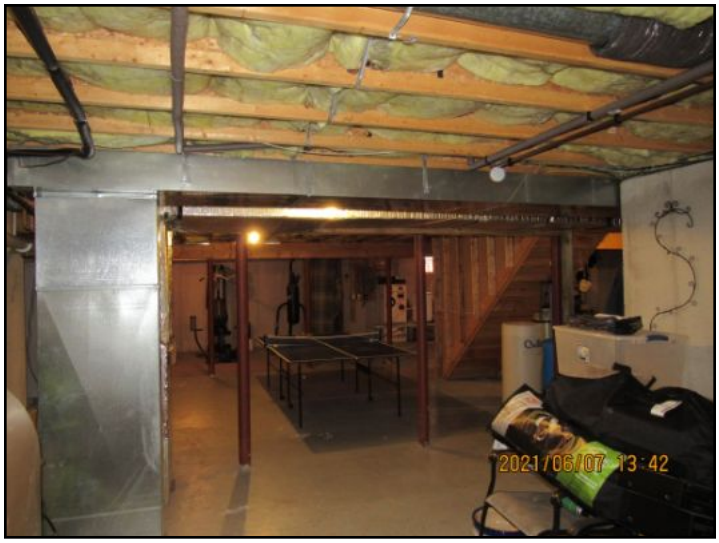


8. Sump Pump

Observations:
• **SUMP PUMP**
• Sump pump basin was totally dry and evidence that it has been dry for sometime. Pump not tested.

9. Ducting

Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.
• Appeared functional, at time of inspection.



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Asphalt driveway noted. • Gravel sidewalk noted.
Observations:
• Sidewalk in good shape for age and wear. No deficiencies noted.
• No major system safety or function concerns noted at time of inspection.

2. Grading

Observations:
• No major system safety or function concerns noted at time of inspection.

3. Vegetation Observations

Observations:
• No major system safety or functional concerns noted at time of inspection.

4. Patio and Porch Deck

Observations:
• Appears in satisfactory and functional condition with normal wear for its age.





5. Stairs & Handrail

Observations:
• Appeared functional at time of inspection.



6. Grounds Electrical

Observations:
• No major system safety or function concerns noted at time of inspection

7. GFCI

Observations:
• GFCI receptacles are in good condition.

8. Main Gas Valve Condition

Materials: Rear of structure.





9. Plumbing

Materials: Copper piping noted.
Observations:
• Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.

10. Water Pressure

Observations:
• 40

11. Pressure Regulator

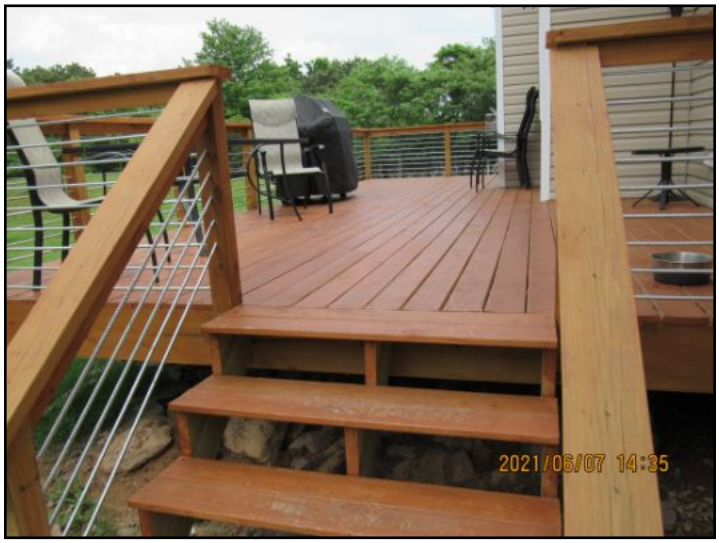
12. Exterior Faucet Condition

Location: North side of house. • South side of house.
Observations:
• Appears Functional.





13. Patio and Porch Condition







14. Well Location

Observations:
• Advise client to speak to seller regarding well details such as age of pump, depth of well and last service date.





Well Location

15. Septic Location

Observations:
• Advise client to request documentation regarding homeowner septic responsibilities and costs.


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Basement/Crawlspace

1. Walls

Materials: **BASEMENT** • Basement noted. • Unfinished basement .
Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.
• No leaks were observed at the time of the inspection.
• Visible portions of foundation wall were dry at the time of the inspection.
• Efflorescence observed; this is a mineral deposit left behind from previous exterior water infiltration.
• Evidence of past water penetration observed.
• No evidence of Mold-like bio growth observed.



2. Insulation





3. Windows

Materials: Vinyl framed sliding window noted. • Insulated glass noted.



4. Plumbing Materials

Materials: Copper • PVC
Observations:
• **WASTE**
• Appears Functional.

5. Basement Electric

Observations:
• The majority of grounded receptacles , were tested and found to be wired correctly.

6. GFCI

Observations:
• GFCI in place and tested operational.

7. Access

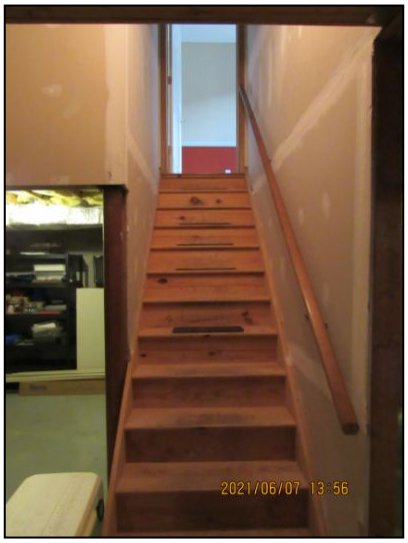
Materials: Exterior door.


Paint has worn away from door frame; needs scraping
and repainting to prevent permanent moisture related damage
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8. Stairs


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9. Railings

10. Slab Floor

Observations:
• Common cracks noted.
• Evidence of past water penetration observed.
• Some minor cracks in basement floor. (common)

11. Drainage

Observations:
• The home has an interior drainage system.

12. Sump Pump

Observations:
• Operation of sump/ejector pump was not performed at the time of inspection due to no readily accessible water source to test for proper function of float and pump.
• Recommend adding/repairing cover to sump pit.



13. Framing

Observations:
• **JOISTS**
• Appears Functional.
• **BEAMS**
• Appears Functional.

14. Subfloor

Observations:
• Limited inspection due to insulated ceiling.

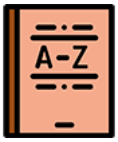
15. Columns

Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.

16. Basement/Crawlspace Ductwork

17. Whole House Vacuum





Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves