

Needs Work Home



Front Left

Front Right



Rear right

Rear left

Today's Date, Inspection Report for: Needs Work Home

Sunny, 52 deg. F. Approximate age of the house 45 roof 5

All left and right references are relative to looking at the home from the front yard.

In attendance: Buyer.

Structure:

Foundation is concrete and concrete block. The basement floor is concrete, the crawlspace is earth. Floor and ceiling structure is standard wood frame. Walls are standard wood frame. Roof is standard wood frame. All areas of the building were entered, no space was inspected from the "access opening".

Exterior:

The exterior covering of the building is vinyl siding. Eaves, soffits and fascia are vinyl and aluminum. Around the building, landscaping is not properly held back. Grading and drainage generally flows away from the building (except the front breezeway). The driveway is asphalt and walkway is concrete. The decks, patios and porches are at the front: concrete, at the rear: composite.

Roofing:

The roof cover is asphalt/composition shingle and the roof is inspected from the ground, with binoculars. Gutters for roof run-off moisture are noted.

Plumbing:

Main supply appears to be plastic. Drains/vents are plastic. Interior plumbing is copper and plastic. The water heaters (2) are electric and are installed in the basement (1) and the left side closet (1). No sump pump for the building was noted.

Electrical:

The main drop is underground. Proper grounding/bonding is noted from the main panels to the meter to the earth. The main disconnects (2) are at the main panels. The main panels are breakers with a 200 amp main each, general wiring is NM cable and the panels are located in the master closet (1) and the left side hallway (1). No solid aluminum wire is noted.

HVAC:

The gas furnaces are mounted in the basement (1) and on the exterior (1). The exterior A/C unit is on the right (1). The propane tanks are on the left.

Interior:

Walls, floors and ceiling covers appear proper and safe (no openings for fire to jump through, no exposed cables, etc.). Stairs have no tripping hazards. The handrail/guardrail openings are wider than current standard. Counter tops, cabinets, windows and doors operate/function properly unless otherwise noted.

Insulation and Ventilation:

The house has fiberglass insulation throughout. In our warm, moist climate, more insulation can generally be added to the attic for energy conservation. The attic is ventilated.

Con't on page 2

Page 2, Needs Work Home

SYMBOL KEY:

* - Items marked with an asterisk warrant additional attention. Generally, these are considered maintenance items and do not require a high level of technical ability, or may be items that the rules have changed since the house was built.

1 - Items marked with a "1" are recommended to be reviewed by a licensed civil, structural or geo-technical engineer.

2 - Items marked with a "2" are recommended to be reviewed/repaired by a qualified licensed contractor or specialty tradesman.

3 - Items marked with a "3" are recommended to be reviewed for the presence of wood destroying organisms by a licensed pest control contractor.

4 - Items marked with a "4" are recommended to be reviewed by a qualified air quality contractor (asbestos, mold, microbes, etc.).

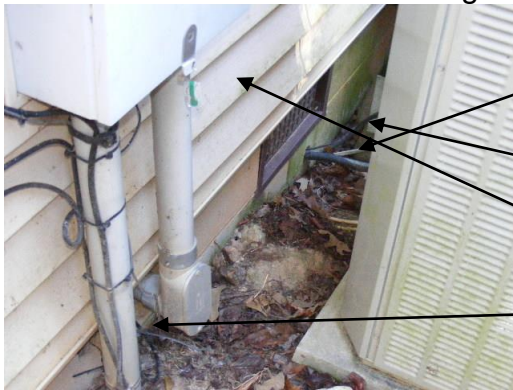
5 - Items marked with a "5" are upgrades recommended for safety enhancement.

A- Keep plants and trees away from the house (ivy is the most destructive plant in our climate). *

B- Soft wood is noted at: lower trim/jamb of the rear exit door from the master bedroom. **2**

C- The front breezeway siding is in the ground and the breezeway has staining on the interior showing past moisture flow through the wall. **2**

D- The required exterior disconnect is missing at the lone exterior A/C unit. This unit is feed with interior grade cable without protection. Freon line insulation is well worn. The opening for the main electric feed – through the concrete block foundation – has not been sealed. **2**



Unprotected cable

Poor freon line insulation

No disconnect

No seal

E- Seal exterior penetrations (A/C lines, exhaust vents, cable TV, hose faucets, etc.) and all dissimilar material joints (windows to siding, all seams, etc.). *

F- Open interior grade wiring is noted on the exterior rear right corner at the main and basement levels. **2, 5**

G- Common cracks are noted in masonry products - concrete slabs, drywall, etc. *

Con't on page 3

Page 3, Needs Work Home

H- The guard rail at the rear deck is becoming dilapidated and will not support the required 200 pound load. **2, 5**

I- The newer roof is a roof-over (2 layers of shingles). *

J- Three foundation blocks are missing from the sill support of the rear left lower boat garage. Interior grade cable is noted in the boat garage, poured into the concrete, with no protection. **2**



Interior grade cable without protection

2 of the missing blocks

K- Both furnaces improperly vent under the rear deck (should be "free-air"). **2, 5**

L- Damage is noted to the vinyl siding on the left side, showing through to the original wooden siding. **2**

M- A total of 23 feet of counter space is noted in the kitchen (including the island) and only three electric outlets (and one of them is not readily accessible as one must reach past the refrigerator to use it). **2, 5**



No electric outlet is noted

Kitchen sink faucet will not reach the garbage disposal sink

N- A garbage disposal is noted on this septic system. Septic and disposers do not get along. With the large volume of non-code compliant work noted at this house, the concept that the septic was upgraded for the disposer (or the newer bathrooms) is slight. **2**
Con't on page 4

Page 4, Needs Work Home

O- Only one proper P-trap/vent is noted under a sink and it is the original sink drain at the $\frac{3}{4}$ bath (1965). Unprotected wiring is noted under the sink and it appears the garbage disposal is used as a pass-through for other wiring. **2**



Improper S-trap

Shared, unprotected wiring

P- More three prong electric outlets throughout the house measure ungrounded than properly grounded. **2, 5**

Q- The basement stairway ceiling light did not respond. **2**

R- Recommend fresh caulk/grout at tubs/showers. *

S- The newer electric panel is noted in the master closet – electric panels have never been allowed in closets (no matter how large the closet). **2, 5**

T- The master bedroom toilet was off at the wall, an assumed leak. **2**

U- Using multiple plumbing fixtures decreases the flow as is classic on a well. *

V- The original electric panel has an opening in the dead-front cover. The sub-panel fed from this panel is an improper three wire feed. All sub-panels have been required to be four wire since the first electric code. **2, 5**

W- Manufacturer's recommend changing smoke detectors every ten years. *, **5**

X- The hall light at the original electric panel only has a switch on one end of the hall. **2, 5**

Y- The left side water heater has visible electric connections and no TPR line. **2, 5**



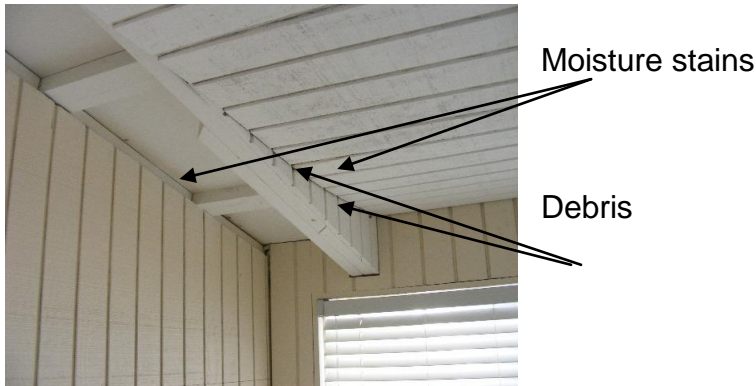
No TPR line

Visible electric

Con't on page 5

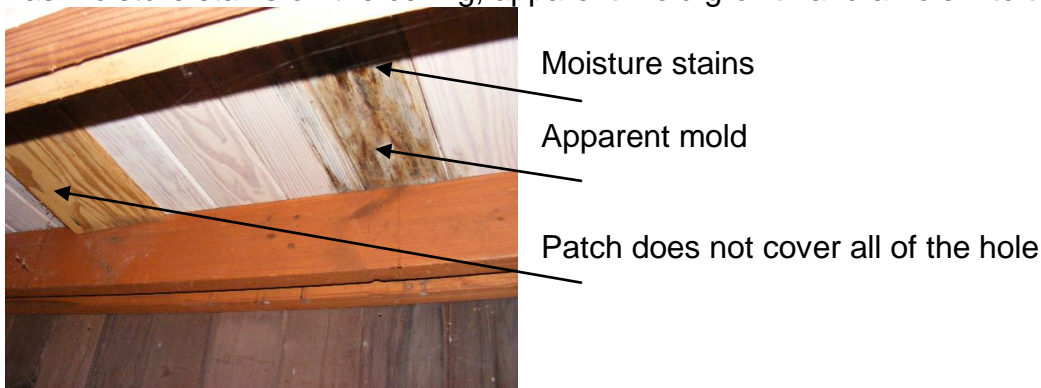
Page 5, Needs Work Home

Z- The ceiling at the main level left side room with the sliding glass door appears bowed. The ceiling of the next space to the left (with large fixed windows) has fallen, has moisture stains and debris hanging through (pine straw, etc.) showing an opening and leaks from the exterior. **2**



AA- The ceiling lights in the left most full bath did not respond. Looking above the drop ceiling, it appears extension cords are used for wiring. **2, 5**

BB- The closet between the ceiling noted in item "Z" and the bathroom noted in item "AA" has moisture stains on the ceiling, apparent mold growth and a hole into the attic. **2, 4**



CC- The sink, toilet and tub drains in the left most full bath are slow/poor. The shower diverter operates poorly. **2**

DD- Copper tubing is used improperly for gas distribution at several locations. Only solid carbon steel pipe should be used inside a house for gas distribution. Copper tubing melts in a fire providing a tremendous source of fuel. **2, 5**

EE- No signs of maintenance are noted at the HVAC. The basement furnace is improperly piped with a flexible gas connector. Temperature is below 65 degree F, no A/C test.

Require a complete HVAC system service/repair of all units. **2**

Con't on page 6

Page 6, Needs Work Home

FF- Open wiring is noted at the ceiling at the left most bedroom. **2**

GG- Extension cords are used for permanent wiring in the lower closet of the fireplace room behind the left most bedroom noted above. The light switch for this fireplace room is at the rear door. **2, 5**

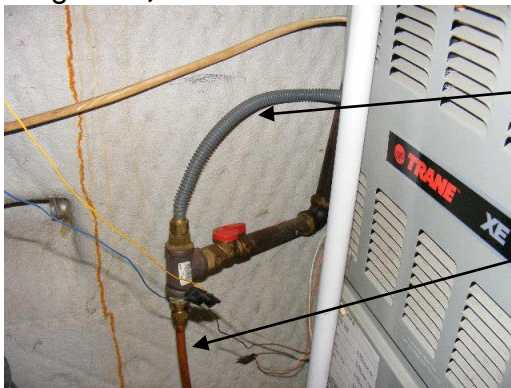
HH- An extension cord powers the left side garage door opener. Neither garage door responded. **2, 5**

II- No light responded to the switch at the front entry. **2, 5**

JJ- The basement bath vent did not respond. The light inside the basement bath tub did not respond and an opening is noted at the ceiling around this light. **2, 5**

KK- The electric feed for the basement mounted water heater is open on top. The TPR line at this water heater runs uphill without a drain. **2**

LL- Photo of the basement furnace with the flexible connector inside and copper tubing used for gas. **2, 5**



Flexible connector

Improper copper tubing, installed where the drip leg should be

MM- Most noted on the left side of the main floor, floor height variation is noted, creating trip hazards and showing less than professional building techniques. **2, 5**

NN- Sheathing stains show an apparent active leak over the master bedroom. **2**

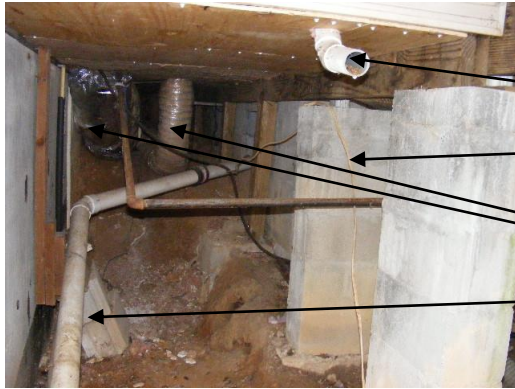


Staining shows moisture flow

Con't on page 7

Page 7, Needs Work Home

OO- Under the rear right exterior stairs, a pier no longer has bearing and plumbing drains are exposed to the elements and held in place with wood and block shims. Interior quality HVAC ductwork is noted and on the left side. **2**



Improper furnace vent termination has mud wasp nests inside

Shifted pier

Interior quality HVAC on the exterior

Shims for improperly exposed drains

PP- Some crawlspace vents are completely open with no screen and some are completely blocked. **2**

QQ- Temporary steel posts are noted under the rear deck and one is well rusted. The original furnace is seen and exhausts under the rear deck. The furnace is well past its classic life span and makes multiple unusual sounds during operation. **2**



Temporary steel posts

Original furnace

RR- Running along the ground, one can see an assortment of extension cords. **2, 5**



Con't on page 8

Page 8, Needs Work Home

SS- Termite baits are noted. Require a termite repair bond be transferred. **2, 3**

TT- Open wiring is noted in the crawlspace. Behind the wiring, one can see the floor joists are deeper than band joist (the band joist supports multiple floor joists and must be the same size and at least doubled). **2**

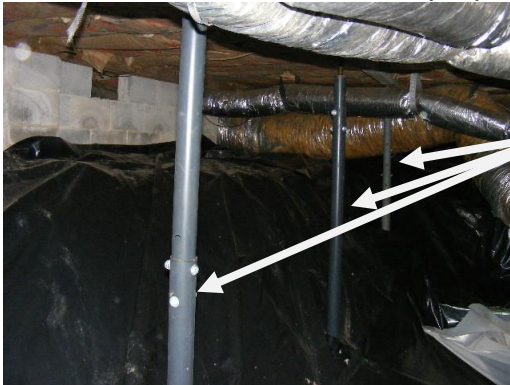


Floor joist deeper than band joist

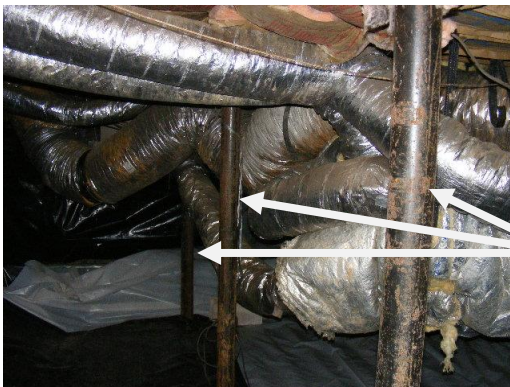
Open electric

UU- Loose stacked shims and piers are noted at the lower portions of the crawlspace. **2**

VV- The next photos show three temporary steel posts used in the taller portion of the crawlspace and three proper steel posts used just behind. The improper temporary posts are more recent work and the proper steel posts are original. **2**



Temporary posts



Non-professional "octopus" ductwork

Proper steel posts

Con't on page 9

Page 9, Needs Work Home

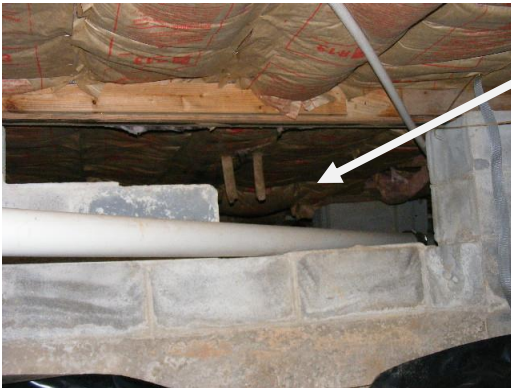
WW- One exterior A/C unit is noted for two furnaces. **2**

XX- The drains in the front porch drain directly into the crawlspace. **2**

YY- Large openings are noted in the original block foundation. Some have improper repair attempts and others have no repair attempts (same wall). **2**



Repair attempt with over-spanned studs and a temporary steel post



Opening with no repair attempt noted

Insulation is installed backwards also

John R. Mease

ASHI #244605, Professional Member, ICC #5141777,

CABO & IRC One and Two Family Combination Inspector 5181242-R5

Building Inspector 5181242-B5, Electrical Plans Examiner 5181242-E3

International Property Maintenance and Housing Inspector 5181242-64

Indoor Air Quality Investigator, Medical University of SC #IAQ27120-16716