



Patriot Home Inspections, LLC
P.O.Box 31 Peru, Maine. 04290
(207) 254-9271



Figure 1 EXTERIOR HOME PHOTO

Residential Home Inspection Report

Prepared exclusively for: PHI Customer

For the home at Some Town, Maine

Inspector Skip Dunning, CPI - NACHI # 18062901

IAC2# 09-2223



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This Report has been produced in accordance with the Residential Home Inspection Report AGREEMENT and is subject to the terms and conditions agreed upon therein. The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or Representative. Patriot Home Inspections, LLC

Thank you for the opportunity to conduct a home inspection at location of home. This report contains a review of several home systems including heating, plumbing, electrical, roof and basement. Comments in **blue** are for your information only such as cosmetic defects or maintenance suggestions and comments in **red** reflect a potential issue that I have deemed to be a material defect that should be addressed by a professional. A material defect is one that is deemed to be an issue of safety or something that may adversely affect the value of the home.

As a home inspector, please keep in mind that I am NOT a roofer, plumber, electrician or contractor. My role is to visually observe and report on the current state of the home and not to predict future events.

A recommendation does not constitute a directive, it is only the opinion of myself as a Certified Professional Inspector. Please read the Standards of Practice for Certified Home Inspectors to further understand my role.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any *unauthorized* persons is prohibited. The inspection company reserves the right to use any photos obtained during the inspection to market or educate others. It is my intent to make this report as concise and readable as possible. If you have questions about anything in this report, please do not hesitate to call or email me for clarifications. As a home inspector, I work for you, my client, and no one else. I abide by a strict code of ethics and will not break this code for any reason. That is my solemn promise to you.

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

Definition of Terms:

Cosmetic Defect.... A superficial flaw in workmanship or the result of wear and tear **such as a carpet stain or blemish.**

Minor Defect A non-working component that may be repaired by the homeowner or a contractor **such as a sticky door knob or broken outlet cover.**

Major Defect A non-working or *unsafe* defect that requires a professional to evaluate or repair **such as missing or broken roof shingles or missing handrails on a stairway.**

Material Defect A defect that has a direct adverse effect on worth or an *unsafe* condition that poses an *unreasonable* risk **such as an eminent deck collapse or active roof leak.**

Average Life Expectancy.... This term "average life expectancy" may be used in this report. When used, this is not a warranty or guarantee of the life expectancy of the item on the property which is the subject of this inspection. The life of an item depends on conditions, building and design, material quality, how it was installed, and adequate maintenance. **If there is an estimate of the life expectancy of an item, it will be highlighted in gold.**

Recalls.... Products found in the home are, at times, subject to recalls. As a service to our clients, we use RecallChek (<http://consumers.recallchek.com/>), to identify recalled items potentially found within your home including water heaters, furnaces, appliances and other items.

Warranties ... We offer our clients a 90-day warranty on specific items in the home that are less than 10 years old at the time of the inspection. This warranty is offered through Residential Warranty Services, Inc. and is in no way affiliated with Patriot Home Inspections, LLC other than to offer their services. We include a flyer with their information with your inspection packet. We encourage you to read this carefully in order to get the full benefit of their services.

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General

Property Type: Cabin

Approximate Age: 2005 (14 Years)

Door Faces: North

Weather: Overcast/Rainy

Temperature: 61F

Utilities on during inspection: Water, Electric (Generator) and Propane

People Present: Skip & Becky Dunning (PHI)

Date of Inspection: 4-99-19

Start Time: 10:30 AM

End Time: 2:00 PM



Exterior

The condition of vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building was inspected visually as well as adjacent walkways, patios and driveways. I also inspected the exterior coverings, eaves, flashings, trims, doors and windows and the roof covering.

We are not exterior experts. Feel free to hire an exterior contractor prior to closing. Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided.

Site Grading:

Site was on a hillside, partly sloped mainly away from structure to the brook in the backyard. I observed some indications of pooling on the west side of the home and at the basement door. There were indications of water damage under the deck to the right of the basement door which is discussed in the section on the basement.

Walkways and Driveways:

Driveways were gravel covered by grass



Figure 2 Driveway/Walkway



Figure 3 Driveway

Wall Covering materials:

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

This home had natural wood siding and looked to be in good condition at the time of the inspection. Wood siding, if properly maintained will typically last a lifetime. Some exterior components may require protection through appropriate paints or sealants. **Seasonal inspection and maintenance are strongly recommended.**



Figure 4 Natural wood siding

Eaves, Soffits, Fascia:



Figure 5 Eaves, Fascia and Soffits



Figure 6 Vented Soffits

Fascia and soffits were observed as being aluminum. I observed no indication of improper installation or obvious issues. There is always a potential for concealed damage in these areas however, as it is outside of the scope of this inspection to observe underneath the material. There were no observable loose or missing sections, nor were there observable visible damage.

Windows:

I inspected a representative number of windows in the home.

Windows were observed as being vinyl. There were no indications of foggy or broken windows in this home.



Figure 7 Vinyl Windows



Figure 8 Casement Window in Living area

Window fogging is normally the result of bad or broken seals. Leaks as small as a tip of a needle can result in foggy windows. This could be the result of poor installation, low quality windows, or even manufacturing error. All windows of this type will fail over time. **The average life expectancy for vinyl windows is 20 to 40 years.** Regular cleaning of both the glass and the vinyl frame is recommended to keep them in good shape. The windows in the living area were casement and one was missing a crank. Most hardware stores should carry them.

Exterior Doors and Material Type:

Exterior doors were steel and glass.



Figure 9 Main Entrance Door



Figure 10 Rear Deck Door

All exterior doors were operated to check for proper operation, insulation gaps and locking mechanisms.

The front and rear deck door both had deadbolts but did not line up properly. **Recommend realigning deadbolts for proper operation.** The weather stripping was in good shape and I observed no visible gaps. Below is a thermal image showing normal temperature differences at the trim around the doorway.

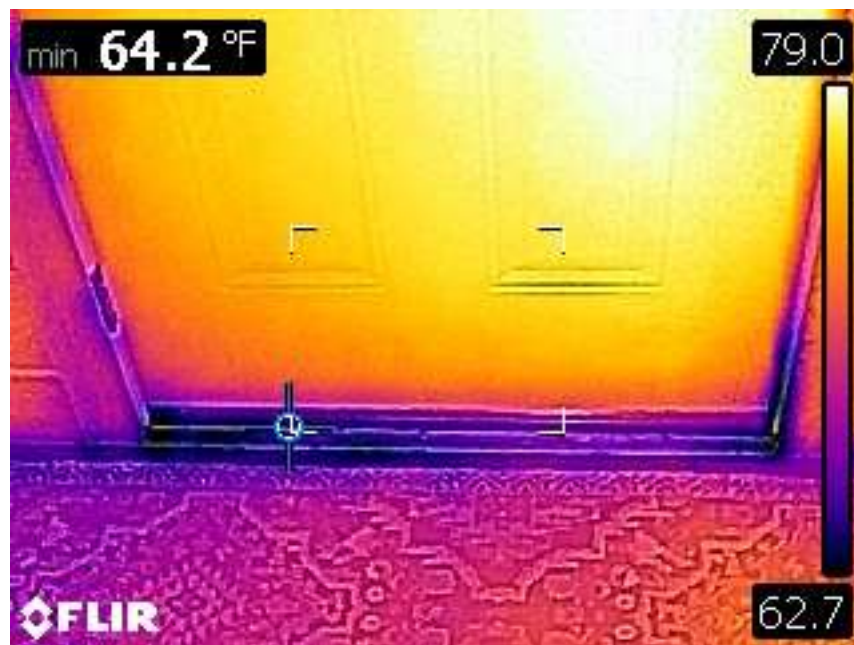


Figure 11 Example of Temp differences

Flashings and Trim:

Flashings were observed as being aluminum. Trim was wood. There were several areas of trim that require paint and/or other methods of weather proofing. **Recommend regular maintenance of all wood areas by a contractor or the homeowner.**

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Porches, Patios, Decks, Balconies and Carports:*Figure 12 Side of home showing two deck/porch areas**Figure 13 Steps leading to entrance**Figure 14 Rear Deck**Figure 15 Side Deck/Porch*

More than two million decks are built and replaced in North America every year. It is estimated that of the 45 million existing decks, only 40% are completely safe. Like any other house or building, a deck must be designed to support the weight of people, snow loads, and objects. A deck must be able to resist lateral and uplift loads that can act on the deck as a result of wind or seismic activity. Deck stairs must be safe and handrails graspable. And, finally, deck rails should be safe for children by having proper infill spacing of 4 inches or less.



Figure 16 Improper materials



Figure 17 Lack of railing



Figure 18 No Graspable Handrail



Figure 19 Improper attachment

I observed many safety issues with the construction of the deck. The deck posts were logs, which while aesthetically pleasing, should not be relied on for shoring up a deck. The fastenings were not proper from the posts to the deck, there were screws holding some of the joist hangers, the ledger board was screwed rather than lagged and there was no spacing in the deck boards on the side deck which is open to the elements which can lead to pooling and eventually degrade the quality of the decking. There was no railing on the stairs leading to the entrance which should be addressed for safety issues.



Figure 20 Lack of Joist Hangers

The stairs from the back of the deck were held to the deck by a piece of plywood and a few nails. The foot of the stairs ended directly upon the soil which can degrade the wood and result in damage.

The front porch roof was held by nails into the ledger. Joist hangers should be used here due to the possibility of snow load on the roof. There were no railings on this structure which could be a safety issue with small children.

I could not access underneath the decking of the porch due to the snow.



Figure 21 Front Covered Porch

Some statistics regarding decks and safety:

- More decks collapse in the summer than during the rest of the year.
- Almost every deck collapse occurred while the decks were occupied.
- There is no correlation between deck failure and whether the deck was built by the homeowner or a professional contractor.
- Roughly 90% of collapses occurred as a result of the separation of the house and the deck ledger board.
- Many more injuries are the result of rail failure, rather than complete deck collapse.
- Deck stairs are notorious for lacking graspable handrails.



Figure 22 Active Water Leak at rear deck

In summary, Recommend further evaluation by a licensed contractor for safety concerns.

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Vegetation, Surface draining, Retaining walls:

Vegetation should be kept at least 6-8 inches from the foundation to help prevent moisture intrusion. Trees should be kept 10' from the foundation. Rocks were used around the yard to help with drainage. The west side of the home had a retaining wall of sorts which looked to be intact. There were several areas where the home was directly touching soil.

Recommend further evaluation by a professional contractor.

Roof

The roof was inspected from the ground with binoculars and from a camera on an inspection pole. The roof was observed as being metal. The average life span of metal roofing is roughly 40 to 80 years. *We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.*



Figure 23 Metal Roof from Rear



Figure 24 Damage to roof below chimney area

I observed an area just below the chimney that appears to be mechanical damage. The metal is dented in this area and could be a concern for the life expectancy of the material. **Recommend further evaluation by a roofing expert.**

Flashings, Skylights, Chimney and other roof penetrations:

Figure 25 Missing Flashing at top of door



Figure 26 Missing Flashing at top of window

Several key areas of the home were missing the proper flashing. Flashing is necessary to help keep water from entering the home. There was missing flashing on the doors and all windows of the home. The entry door showed signs of water damage at the top of the casing due to no installed flashing. There was flashing also missing from the ledger board of the porch and deck areas.

We are not certified chimney professionals. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.com.

Observed a flued concrete block chimney that was being used for a wood burning stove in the home. The condition of the flashing was inadequate as evidenced by the excessive amount of mastic used to caulk around the chimney. There was evidence of past leaks inside the home around the chimney structure.



Figure 27 Improper flashing

Recommend further evaluation by a roofing expert to ensure there are no further leaks from this installation.

Living Room



Figure 28 Living Area



Figure 29 Living Area



Figure 30 Natural Wood Walls/Ceiling



Figure 31 Back Door to Rear Deck



Electrical:

A representative number of receptacles were tested and functioned normally according to my testing equipment. The receptacle to the right of the door leading to the deck was a switched receptacle.

Materials:

The floors, walls and ceilings were wood and showed no issues other than water staining present at the right side of the chimney structure. I took infrared photos of the area and tested with a moisture tester which indicated that there were no active leaks at the time of the inspection. That is not to say there will not be future leaks in this area however, and it is **recommended that you have a further evaluation by a roofing professional to address the chimney flashing area.**



Figure 32 Water Staining



Figure 33 Water Staining



Figure 34 Water Staining



Figure 35 Water Staining

The woodstove was in operation at the time of the inspection. The scope of the inspection was limited to readily accessible and visible portions of the apparatus and chimney. The inspection is not all-inclusive or technically exhaustive. I inspected the general structure and connections and looked for improper installation. The brand name noted was Defiant. More information about Defiant wood stoves can be found at this link <https://www.vermontcastings.com/Products/Defiant-FlexBurn-Wood-Burning-Stove.aspx>

It is recommended that all fuel-burning stoves should be inspected by a certified chimney sweep prior to first use and not less than annually.

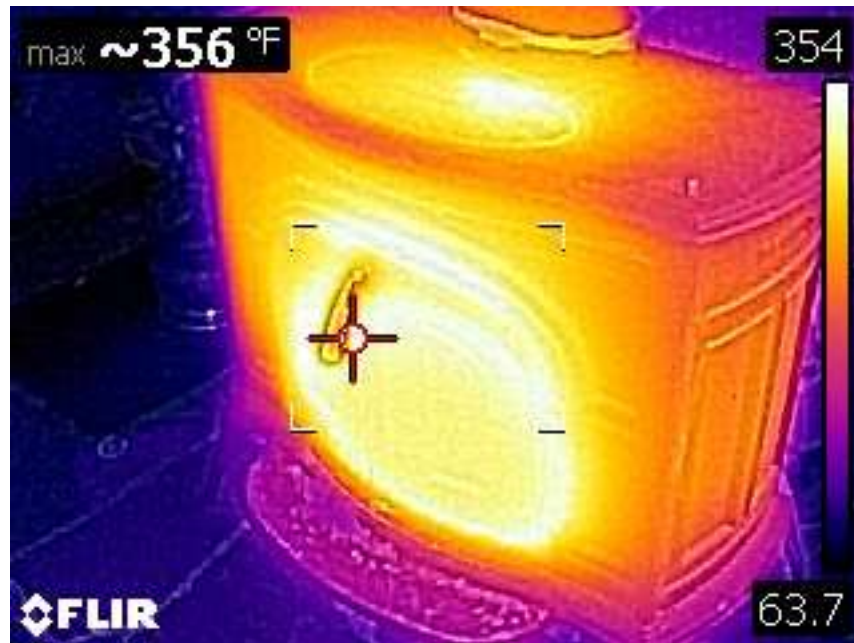


Figure 36 Woodstove in operation



Figure 37 Thermal image of stovepipe in operation



Figure 38 Photo of woodstove in operation



Figure 39 Improper Clearance



Figure 40 Improper Clearance

I observed that the hearth extension was less than 20 inches in front of and less than 8 inches beyond each side of the woodstove. These are the recommended safety requirements for woodstoves and may affect insurance rates for the home. **Recommend further evaluation by a professional woodstove installer.**

I operated the windows in the living area, and they functioned as designed. The casement windows opened but had no screens. There was a missing crank on the far-right window. These are generally universal and can be purchased at hardware stores.

Bedroom(s)

Master Bedroom:



Figure 41 Master Bedroom

Electrical:

Bedrooms should have AFCI receptacles and smoke alarms. Arc-fault circuit interrupters (AFCIs) are special types of electrical receptacles (or outlets) and circuit breakers designed to detect and respond to potentially dangerous electrical arcs in home branch wiring. While not common in older homes, current standards call for them in new construction. Smoke Alarms are required in all bedrooms, hallways, finished basements and in any room, which has a fireplace, woodstove or pellet stove. **Recommend testing them monthly and replace them every ten years.**

I tested a representative number of receptacles to ensure proper wiring. All receptacles I tested were working and properly wired according to my test equipment.



Figure 42 Combination Smoke/Co Alarm



Figure 43 Combination Smoke/Co Alarm

The combination smoke and Carbon Monoxide alarm located outside the bedroom door tested as operable at the time of the inspection.

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Materials:

Floors were wood and carpet and in good condition with normal signs of wear and tear. The door was hollow core and in good condition with normal signs of wear and tear with a locking mechanism. The window opened and locked as designed.

Bedroom #2:

Figure 44 Right View



Figure 45 Left View

Electrical:

I tested a representative number of receptacles to ensure proper wiring. All receptacles I tested were working and properly wired according to my test equipment. The smoke alarm tested as operable at the time of the inspection.

Materials:

The floor was wood and in good condition with normal signs of wear and tear. The windows operated and locked as designed.



Figure 46 Smoke Alarm Tested



Figure 47 Smoke Alarm Location



Figure 48 Picture Window



Figure 49 Picture Window Condition



Figure 50 Moisture Reading

The picture window showed some signs of moisture at the sill and some signs of deterioration. This could be the negative result of poor flashing or condensation. Maintenance will be required in this area. ***Recommend further evaluation by a licensed contractor or the homeowner may consider painting as a DIY project soon.***



Figure 51 Trap Door



Figure 52 Means of attachment

The entryway to the second bedroom had a plywood "trap door". There was a locking mechanism to keep the door secured when not in use and a handle on the entry side of the door. There was not a handle on the bedroom side which could pose a safety hazard if the room is occupied and the door is closed. ***Recommend adding a means of lifting the door or reconfiguring the access altogether for safety.***

Bathroom

The main bathroom was located off the kitchen. The hollow core door locked properly. I observed and operated the window and tested the locking mechanism.



Figure 53 Main bathroom

The water closet flushed as expected with no visible leaks and there was no play between the toilet and flooring connection. The ventilation source was a window that operated and locked as designed. The hot water from the faucet tested at 75.7°, which is a low temperature for hot water. The average temp should be 120°F to kill any bacteria but no more than 125°F to avoid scalding. The mechanical stop worked properly. I observed a noticeable drop in water pressure when two or more faucets were run at the same time. The trap under the sink was an "S" type trap which is not acceptable to modern standards. Traps provide a water barrier to keep sewer gasses from entering the home and help to eliminate drainage issues. These types of traps tend to siphon the water out of the trap leaving the drain open to sewer gasses or rodent infestation. **Recommend replacement to a proper "P" type trap by a licensed plumber.**



Figure 54 Sink Temperature



Figure 55 Improper "S" Trap



Figure 56 Shower Temperature



Figure 57 Normal Operation



Figure 58 No mechanical Ventilation



Figure 59 Shower Stall

Kitchen

Electrical:

I tested the GFCI receptacle for proper operation. The receptacle behind the stove was loose. **Recommend further evaluation by a licensed electrician.**



Figure 60 Kitchen Area



Figure 61 Loose Receptacle



Figure 62 Loose Sink Connection



Figure 63 Improper "S" Trap



Figure 64 Normal Operation



Figure 65 Water Temperature

Plumbing:

I observed proper drainage of the sink. I observed a noticeable drop in pressure when more than one faucet was operated simultaneously. The hot water temperature at the sink was 78.1° and the sprayer worked as designed. There was an improper "S" trap at the sink. The sink was not properly fastened to the countertop. **Recommend further evaluation by a licensed plumber regarding the trap configuration.**

Cooking Devices and Appliances:

I operated all burners and briefly ran the oven. I observed that there was no visible anti-tip bracket at the stove. Anti-tip brackets are metal devices designed to prevent freestanding ranges from tipping. They are normally attached to a rear leg of the range or screwed into the wall behind the range and are included in all installation kits. A unit that is not equipped with these devices may tip over if enough weight is applied to its open door, such as that from a large Thanksgiving turkey, or even a small child. A falling range can crush, scald, or burn anyone caught beneath. This part can be purchased at most hardware stores or ordered from a manufacturer.

Recommend installing an Anti-Tip bracket for safety.



Figure 66 Proper Operation



Figure 67 Lack of Anti-Tip Bracket



Figure 68 Data Label



Figure 69 Normal Operation

The Refrigerator was not tested at time of inspection. This was a propane powered unit and the seller agreed to demonstrate its operation later.

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Figure 70 Fridge Data Label

All appliances will be checked for recalls as well as 90 day warranty coverage. Ask your inspector for details and look for the email from RecallCheck regarding any recalls listed.

Refrigerator	Servel	Model RGE400	Serial # 54700008
Range	Whirlpool	Model SF385PEGW	Serial # RJ3911827

Basement

The basement was accessed through an outside door under the rear deck. The door was steel, operated and locked properly.



Figure 71 Habitable area of Basement



Figure 72 Additional Heat source for guest room

The woodstove in the basement was not inspected other than to check clearances and overall condition which appeared fine at the time of inspection.

Electrical:

"GFCI" stands for ground-fault circuit interrupter, which is an inexpensive electrical device that, if installed in household branch circuits, could prevent more than two-thirds of the approximately 300 electrocutions still occurring each year in and around the home. Installation of the device could also prevent thousands of injuries each year from burns and electric shocks. Portions of basements NOT intended as habitable rooms should have GFCIs installed.

There was a smoke alarm that did not function at the time of the inspection. This alarm was installed in the non-habitable area of the basement. There should be one here, and another in the habitable area along with a Co alarm due to the woodstove installation in that room. **Recommend replacement and the addition of another for safety.**



Figure 73 Inoperable Smoke Alarm

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Materials:

The floor was observed as being poured concrete which was painted. I did not observe any visible signs of cracking. I observed areas where the floor joists were cut/notched to accommodate plumbing which is a concern.

Recommend further evaluation by a professional contractor for remediation.



Figure 74 Cut Joist



Figure 75 Cut/Broken Joist



Figure 76 Non-habitable areas of Basement



Figure 77 Poured Concrete

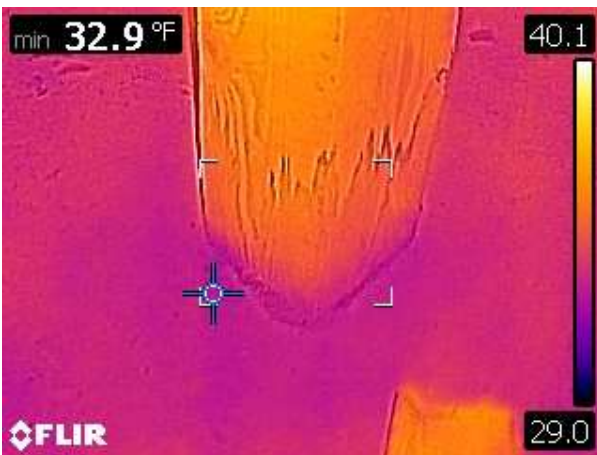


Figure 78 Moisture wicking



Figure 79 Moisture wicking

There were visible signs of moisture wicking. I could not ascertain how recent nor if it will continue. There were indications of active water intrusion below the window on the wood side (back) of the home. This area is below the rear deck and had pooling water at the building. **Recommend further evaluation by a professional contractor.**



Figure 80 Active Water Intrusion



Figure 81 Active Water Intrusion

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Heating System

We are not HVAC professionals. Feel free to hire one prior to closing. This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or distribution balance. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.



Figure 82 Propane Monitor Heat

The secondary type of heating system observed (other than the wood stove which was in operation) was propane monitor. The fuel source was located outside at the south side of the home and was bottled gas. The main shutoff for the gas was located at the left side of the stove and at the tank itself. The exhaust was vented directly from the unit to the outside of the home.



Figure 83 Propane Monitor Vent

The heating appliance was operated using normal controls that were on the unit itself. The filters on this device are located on the device and labeled as such. They did not appear to need cleaning at the time of the inspection, but monthly cleaning is recommended for safe operation. Please check the manufacturer's instructions at <https://www.manualslib.com/products/Rinnai-Energysaver-Rhfe-1004fr-3603971.html> for any other maintenance issues concerning this unit.



Figure 84 Filter



Figure 85 Controls



Figure 86 Unit in operation

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Plumbing

We are not professional plumbers. Feel free to hire one prior to closing. All bathroom fixtures, including toilets, tubs, showers and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

Water Supply:

The water supply to this home was a private well. The main water supply shut off was in the northeast corner of the home. The owner had a secondary tank configured to expand the capacity of the water supply when the generator system was shut down. It is unknown if this was done by a licensed professional or was strictly a homeowner install. **Recommend further evaluation by a licensed plumber.**



Figure 87 Pressure Tank



Figure 88 Main Water Shutoff



Figure 89 Water heater

The water heater was a GE 30-gallon propane tank. I observed no indications of leakage. I observed an improper TPR valve connection. The TPR valve should have a discharge pipe attached that terminates within six inches from the floor. There was no discharge pipe installed on this unit at the time of inspection. **Recommend further evaluation by a licensed plumber.** The age of the water heater was 13 years. **The typical life expectancy of a water heater is 6 to 12 years. Recommend budgeting for a new water heater at some time.** For more information on this unit, visit <https://products.geappliances.com/appliance/gea-specs/GP30T06AVG00>



Figure 90 Data Label



Figure 91 TPR Valve w/o termination

Drain, Waste and vent system:

Materials observed for the plumbing system can be described as PVC pipe. The cleanout for the system is located near the west wall of the basement.



Figure 92 Cleanout



Figure 93 Plumbing Vent



Figure 94 Plumbing Vent Termination

The vent system was plumbed so that the main vent was routed through the wall system and terminated to the soffit vents at the high side of the shed roof. It appeared that all fixtures were connected to the venting system. A plumbing vent should extend outside of the home to avoid any gasses entering the home through a window or other opening. This current configuration is not typical, and I would **recommend further evaluation by a licensed plumber.**

Electrical

We are not electricians. Feel free to hire an electrician prior to closing. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

The electrical system of the home is inspected by verifying function of a representative number of receptacles in each room, observing the absence of the proper type of receptacles (AFCI or GFCI), observing and testing all smoke alarms and CO alarms and observing the service entrance, main panel, circuit breakers and disconnect method.

This home was supplied by a gas generator located outside the home. There was no other source of electricity.



Figure 95 Main panel with generator disconnect switch



Figure 96 Generator Disconnect



Figure 97 Improper fitting



Figure 98 Missing Knockout



Figure 99 Improper connection



Figure 100 Labeling (wrong installation of cover)

The generator was wired directly to a shut off switch and then to the main panel. The entrance cable from the generator was routed through a knockout in the side of the switch panel. There was no means of fastening the wire and left a gap which could allow rodents to enter the panel. There was a missing knockout in the main panel which is a safety hazard. The main entrance to the panel from the generator shutoff was installed in a haphazard way and was not a proper installation. The cover to the panel was installed upside down which makes it difficult to read the circuit breaker labeling. The breakers and wiring looked proper, but I would **recommend further evaluation by a licensed electrician to address the above issues.**

Summary

This inspection was conducted using the Standards of Practice set forth by InterNACHI, the International Association of Certified Home Inspectors. I have included a copy of the SOP with the client packet given to you at the time of the inspection. Please bear in mind that all observations I have made are according to this SOP and I am NOT a code inspector. Recommendations are based on my certifications and understanding of the systems I have inspected for you. Below is a summary of the recommendations based on my observations.

Page 5 Paint and Sealant	<i>Seasonal inspection and maintenance are strongly recommended.</i>
Page 8 Home Security	<i>Recommend realigning deadbolts for proper operation.</i>
Page 8 Wood Trim	<i>Recommend regular maintenance of all wood areas by a contractor or the homeowner.</i>
Page 11 Deck/Porch Safety	<i>In summary, Recommend further evaluation by a licensed contractor for safety concerns.</i>
Page 12 Wood Touching Soil	<i>Recommend further evaluation by a professional contractor.</i>
Page 13 Roof Damage	<i>Recommend further evaluation by a roofing expert.</i>
Page 14 Improper Chimney Flashing	<i>Recommended that you have a further evaluation by a roofing professional to address the chimney flashing area.</i>
Page 16 Indication of past leaks	<i>Recommended that you have a further evaluation by a roofing professional to address the chimney flashing area.</i>
Page 17 Woodstove Safety	<i>It is recommended that all fuel-burning stoves should be inspected by a certified chimney sweep prior to first use and not less than annually.</i>
Page 18 Woodstove Clearances	<i>Recommend further evaluation by a professional woodstove installer.</i>
Page 21 Maintenance Required	<i>Recommend further evaluation by a licensed contractor or the homeowner may consider painting as a DIY project soon.</i>
Page 22 Trap Door	<i>Recommend adding a means of lifting the door or reconfiguring the access altogether for safety.</i>
Page 23 Improper Plumbing Trap	<i>Recommend replacement to a proper "P" type trap by a licensed plumber.</i>
Page 25 Loose Receptacle	<i>Recommend further evaluation by a licensed electrician.</i>
Page 26 Improper Plumbing Trap	<i>Recommend further evaluation by a licensed plumber regarding the trap configuration.</i>
Page 28 Smoke Alarm	<i>Recommend replacement and the addition of another for safety.</i>
Page 29 Floor Joist Cutting/Notching	<i>Recommend further evaluation by a professional contractor for remediation.</i>
Page 30 Water Intrusion	<i>Recommend further evaluation by a professional contractor.</i>
Page 33 Homeowner Installation	<i>Recommend further evaluation by a licensed plumber.</i>
Page 34 TPR Termination	<i>Recommend further evaluation by a licensed plumber.</i>
Page 34 Age of Unit	<i>Recommend budgeting for a new water heater at some time.</i>
Page 36 Uncommon Vent Configuration	<i>Recommend further evaluation by a licensed plumber.</i>
Page 38 Electrical	<i>Recommend further evaluation by a licensed electrician to address the above issues.</i>

Thank you for your business!



My Promise to You

Choosing the right home inspector can be difficult. Unlike most professionals you hire, you probably won't meet me until our appointment. Furthermore, different inspectors have varying qualifications, equipment, experience, reporting methods, and pricing.

Ultimately, a thorough home inspection depends heavily on the individual inspector's own effort. If you honor me by permitting me to inspect your new home, I guarantee that I will give you my very best effort.

This, I promise you.



Inspected Once, Inspected Right! ®