

Date:

SINGLE FAMILY HOME



H&H Home Inspections

Inspection Questions

Inspector

Inspection address:

Street Address

City

State

Zip Code

County

Client's name:

Client's cell:

Client's email:

Realtor's name:

Realtor's cell:

Realtor's email:



Built: 1991

Sq Ft: 1961

Stories: 1

Construction Type: Concrete block construction

Front Faces: East

Arrival Time: 10:00

Departure Time: 13:00

Weather Conditions: Rain

77 F

92 %

Rained in the last 3 days: yes

Occupancy: Furnished

Attendants: Dolores, daughter and Karen

Standards of Practice

We agree to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property. The inspection and report are performed and prepared for the sole, confidential, and exclusive use and possession of the CLIENT. The written report will only include the status of function and safety of the following:

- structural condition and foundation
- electrical, plumbing, water heater, heating and cooling
- quality and condition of major installed systems
- kitchen appliances
- general interior, roof, gutter, chimney, drainage and grading

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.

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 environmental hazards; including but not limited to radon gas, lead paint, asbestos, mold, mildew, urea, formaldehyde, toxic or flammable chemicals, and water and airborne hazards. Also excluded are inspections of, and reports on, swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, and the presence or absence of rodents, termites, and other insects.

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 GUARANTEE OR CONDITION OF ANY INSPECTED STRUCTURE ITEM. WE ARE NOT AN INSURER OF ANY INSPECTED CONDITIONS.

It is understood and agreed that should our company and/or its agents or employees be found liable for any loss or damage resulting from a failure to perform any of its obligations, including but not limited to negligence; breach of contract, or otherwise, then the liability of our company and/or its agents and employees shall be limited to a sum equal to the amount of the fee paid by the CLIENT for the inspection and report.

The CLIENT and our company agree that, should a court of competent jurisdiction determine and declare that any Agreement is void, voidable or unenforceable, the remaining provisions, and portions shall remain in full force and effect.

The full ASHI Standards of Practice can be found at https://www.homeinspector.org/files/docs/standards_updated3-4-2015.pdf.

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 system (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**.

Index

Lots and Grounds

- involving irrigation, sheds, playgrounds, patios, porches, attached, decks, balconies, stoops, steps, vegetation, grading, drainage, driveways, fences, retaining walls, pools, and spas

Structural

- involving foundation, walls, ceiling, and framing

Exterior

- involving wall coverings flashing, trim, exterior doors, eaves, soffits, fascias

Roof

- involving roofing material, drainage, skylights, chimneys, and roof penetrations

Plumbing

- involving supply and distribution, venting, water heating, sewage or other pumps, fuel storage and distribution

Electrical

- involving service drop, disconnects, grounding, main and sub-panels, over-current protection, switches, outlets, fixtures, smoke, and carbon monoxide detectors

HVAC

- involving type, electrical disconnects, distribution, drainage, and filtration

Installed Appliances

- any appliance that is permanently installed in the residence

Interior

- involving walls, ceilings, floors, steps, stairways, railings, countertops, cabinets, doors, windows, garage doors, installed appliances

Attic

- involving roof structures, insulation, vapor barriers, ventilation of attic, exhaust systems

Summary

- a general summary of all systems with any issues that need to be addressed

Legend



Acceptable

This Icon means that a system or component was inspected, and was found to be in acceptable condition and perform its function at the time of inspection at the time of inspection



Deficiency

This Icon means an inspected item needs to be repaired and is inhibiting the function of the system



Information

This Icon means the statement is for general information about the system. It can also represent an issue that is only cosmetic in nature and not inhibiting function or safety of the system.



Safety

This Icon means an inspected item that is an immediate safety risk and should be approached with caution.



Not inspected

This Icon means an inspected item that has not been inspected either because it was beyond the scope of the inspection or for some other reason that will be provided.



All homes undergo changes overtime. Settlement, expansion, and contraction can manifest as cracks and gaps in doorways, windows, walls, and ceilings and should be expected. If you need impartial assistance in documenting problems you experienced, or discovering problems you may not be aware of, schedule a second home inspection within the first year of occupancy.

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 inspected these items prior to the closing of the home.

Be sure prior to the closing to have a current survey to understand property boundaries. This is especially important regarding existing or intent to fencing, outbuildings, trees or any future intentions.

Lots and Grounds



- i** 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



Rear Grading



Left Side Grading



Rear Grading



Rear Grading

- i** 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



Driveway



Patio



Screen Enclosure



Sewer clean out front yard



- The Scope of the inspection for a swimming pool is limited to reporting the type and general condition of the pool structure, surfaces, tiles, copings, decks, drains, skimmers, valves, lights, heater if present, filter tank, pressure gauge, above ground piping, fences, and gates and enclosures. The inspection is limited to those items visible and accessible at the time of the inspection.
- Due to the inaccessible nature of the plumbing systems of swimming pools, the inspection is limited to the above ground plumbing, which is readily accessible and observable at the time of the inspection.
- Pressure testing of the plumbing is not performed during this inspection.
- Pool filter canisters are not disassembled for purposes of this visual inspection.
- Back flush mechanisms are not tested on any filtering system.
- Valves will not be operated.



Surface



Main Drain



Skimmer



Equipment Cluster

Lots and Grounds

Pool and Spa



- i** Pool and related components were inspected for any visual defects or damage. It is recommended to have a qualified pool contractor conduct a detailed evaluation/inspection of all components for condition, functionality, or replacement prior to closing.



Timer



Filter/guage



Pump



Bonding strap

Lots and Grounds



Comments:

Observed timer box cover broken. Recommend replacement to prevent water penetration from damaging controls

Location: Pool equipment

Level of Remediation:



Homeowner



Contractor



Comments:

Note pool equipment was visually inspected and no damage or leaking at time of inspection. Recommend having qualified pool contractor do exhaustive inspection of all components for condition and functionality

Location: Pool equipment

Level of Remediation:



Homeowner



Contractor

Comments:

Location:

Level of Remediation:



Homeowner



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.
- Understand comments regarding the type, size and condition of structural members is limited to accessible areas of the crawlspace. Comments regarding defects in this area are located in the crawlspace section of the report.

Construction Type: Concrete block construction

Interior wall sheathing: Drywall

Foundation Type: Monolithic slab

Roof Structure: Trussed roof

Additional Structural Comments:

Be sure to investigate for any permits regarding roofing, plumbing, electrical, HVAC or other renovations
All permits required to be closed by county prior to closing

Exterior



Front View



Right Side View



Rear View



Left Side View



Rear View



Rear View

Exterior Sheathing



Stucco



Stucco

Exterior Doors



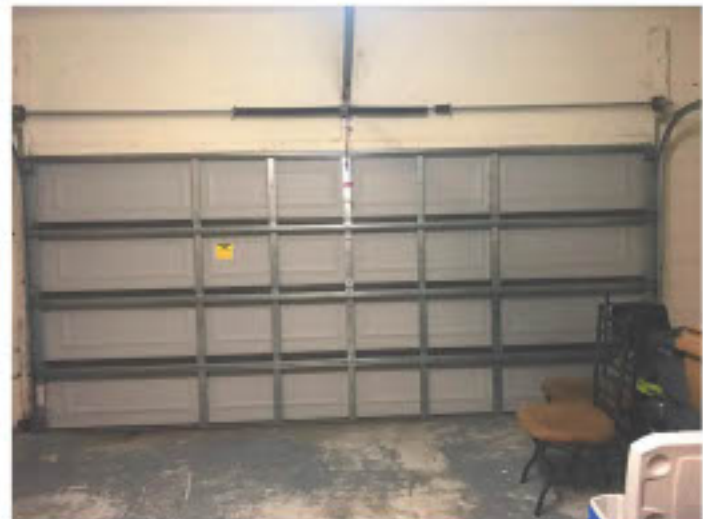
Front door



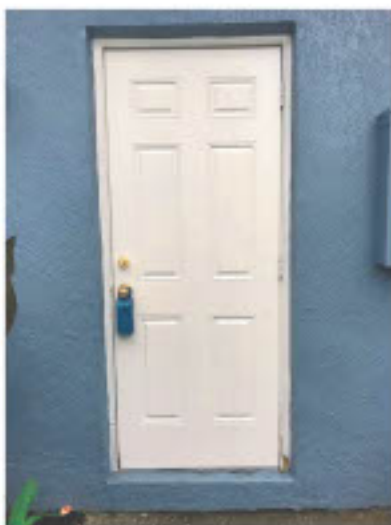
Front door



Garage Door/s



Garage Door/s



Right side access door



It is recommended that the openings of the structure be resealed a urethane acrylic selant periodically as continual maintenance with an elastomeric type caulk to prevent moisture and pest intrusion.

Exterior Doors



Rear sliding glass door



Rear sliding glass door



Rear sliding glass door



Rear access door



It is recommended that the openings of the structure be resealed a urethane acrylic selant periodically as continual maintenance with an elastomeric type caulk to prevent moisture and pest intrusion.

Exterior Windows



Single hung
Aluminum single pane



Single hung
Aluminum single pane



Single hung
Aluminum single pane



Fixed
Fixed



Fixed
Fixed



Single hung
Aluminum single pane

Exterior Windows



Single hung
Aluminum single pane



Single hung
Aluminum single pane



Single hung
Aluminum single pane



Fixed

Exterior



Comments:

Observed water damage and wood rot on lower section of door framing. Recommend replacement of damage materials and replacement with composite materials to eliminate water damage

Location: Garage

door frame

Level of Remediation:



Homeowner



Contractor



Comments:

Observed water damage and wood rot on lower section of door framing. Recommend replacement of damage materials and replacement with composite materials to eliminate water damage

Location: Garage

door frame

Level of Remediation:



Homeowner



Contractor



Comments:

Observed water damaged lower section of interior door jamb. Recommend replacement of damage materials with composite materials to eliminate future water damage issues

Location: right

door frame

Level of Remediation:



Homeowner



Contractor

Primary Roof



Geometry: Gable

Material: Architectural

Type: Ladder

Life Expectancy: 5 years



It is recommended to have a qualified profession perform periodic maintenance on the roof to insure its longevity and the roof is performing its function properly.



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

Level I Chimney Inspection



The Scope of the inspection is limited to a limited visual evaluation of the exterior components. It does not include reporting on the condition, defects, or serviceability of the chimney. The client is strongly advised to have a level II chimney inspection prior to the closing and usage of the this system.



Structure Type: Frame



Flue Type: B vent



Flashing



Flue Cap

Roof



Comments:

Observed previous shingles repairs over garage. No visible water penetration noted within attic space. Inquire with seller for further details regarding repairs

Location: Right side

Level of Remediation:



Homeowner



Contractor



Comments:

Observed shingles have granular loss and drying in various locations. No broken or missing shingles at time inspection. Understand shingles near end of functional design life and unable predict future functionality. Recommend budget for full replacement sooner than later

Location: various locations

Level of Remediation:



Homeowner



Contractor



Comments:

Observed soft depressions around chimney. Indicating potential damage sheathing. Remember upon replacement of shingles sections of sheathing may require replacement

Location: Left side

Level of Remediation:



Homeowner



Contractor

Plumbing



- ? The plumbing system is visually inspected and the functional flow 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.
- i 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.



Primary Water Shutoff

Located on the street side



Secondary Water Shutoff

Located on the right side of the structure

The waste disposal system of this property is listed as being connected to a private septic system. It was not possible to access or inspect the underground components and connections of the system in order to positively confirm this. The Homeowner may be able to provide records detailing the system and its maintenance. Understand septic systems are expensive to replace, it is highly recommended prior to closing the client hire septic inspection company and to be sure to follow all their recommendations, suggestions on proper use, maintenance and tank pumping to extend the useful life of the septic system.



55 psi

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

Primary Water Heater



Type: Electric tank

Brand: Rheem

Age: 2004

Size: 40 gallons

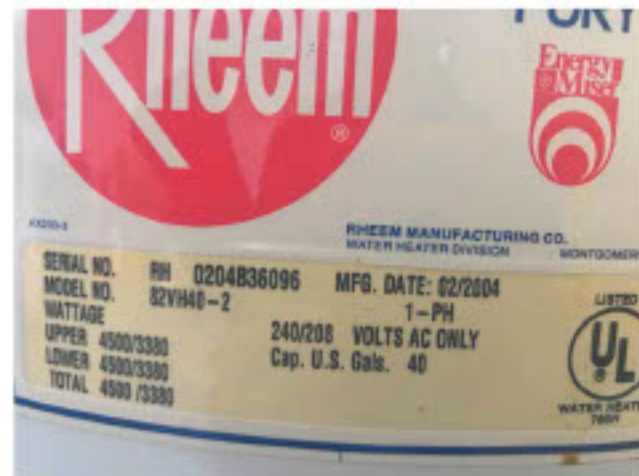
Expansion Tank: ☐

Condition: Operational, but nearing the end of its useful service lifespan.

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



Location: Garage



Data Plate

i 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.



TPR Valve



Hot water Temperature 106 F

Predominant 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 the plumbing systems materials due to the fact the majority of the system is concealed within the walls or in the foundation.

Supply Material



PEX



PEX

Drainage/Waste Material



PVC



PVC

Vent Material



PVC

Plumbing Fixtures



Kitchen Sink Faucet
Hot Water Temperature 120



Kitchen sink p-trap



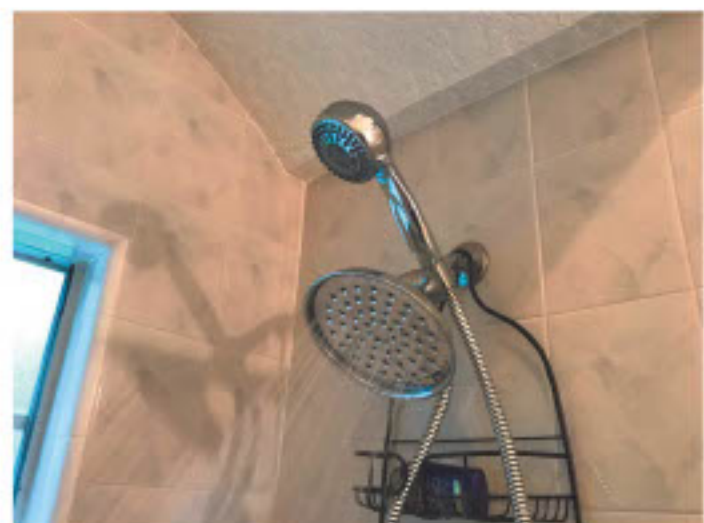
Bathroom 1 sink faucet
Hot Water Temperature 121



Bathroom 1 sink p-trap



Bathroom 1 tub faucet



Bathroom 1 shower head

Plumbing Fixtures



Bathroom 1 toilet



Bathroom 1 toilet valve



Master bath sink faucet
Hot Water Temperature

126



Master bathroom sink p-trap



Master bath sink faucet
Hot Water Temperature

122

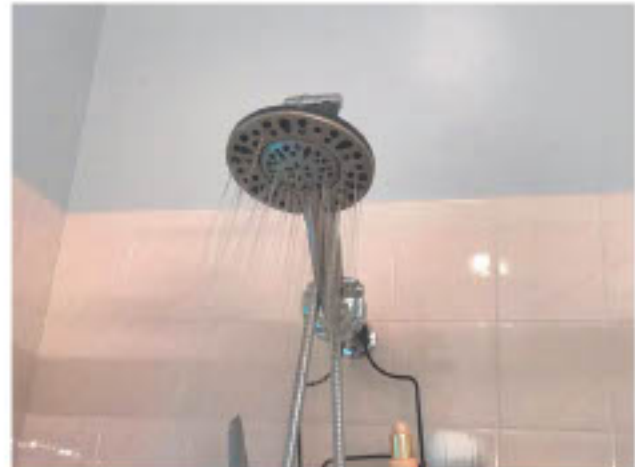


Master bathroom sink p-trap

Plumbing Fixtures



Master bath tub faucet



Master bath shower head



Master bath toilet



Master bath toilet valve

126



SPA tub



SPA tub access panel



Utility sink faucet

Hot Water Temperature

105



Utility sink p-trap

Plumbing



Comments:

Observed left sink slow draining requires cleaning trap for normal drainage

Location: master bath

Level of Remediation:



Homeowner



Contractor



Comments:

Observed rusting and corrosion on metal jacket. Unit tested functional during inspection This is indication unit nearing end of functional design life and due to age unable to predict future functionality. Recommend budget for replacement by license plumber

Location: Garage

Level of Remediation:



Homeowner



Contractor



Comments:

Observed damaged or missing caulking around tub. To prevent water penetration behind walls be sure to seal all intersections with bathroom silicone caulking

Location: master bath

Level of Remediation:



Homeowner



Contractor

Electrical Service Meter



- ?** The visible portions of the electrical system are inspected for safety concerns. A representative number of 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, front

Mounted Direction: North

Voltage: 120/240

Main Service Conductor Material: Aluminum

Type of service: Underground service

Type of ground: Driven rod



Electrical Meter



Utilities Tag



Service Entrance



Grounding



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 Panel With 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 let as such and will be inspected as is.

Location: Right, front

Panel Manufacturer: Crouse Hines

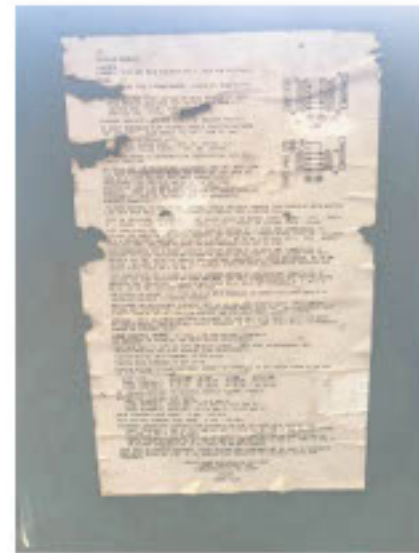
Main Panel Amperage Rating: 200

Main Disconnect Amperage: 150

Predominant Wiring Method: Copper romex/Stranded aluminum



Main Panel Door Open



MFG Data Label



Dead Front Cover Removed



Main Disconnect



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.

Sub Panel



Location: garage

Manufacturer: Crouse Hines

Sub Panel Amperage Rating: 200



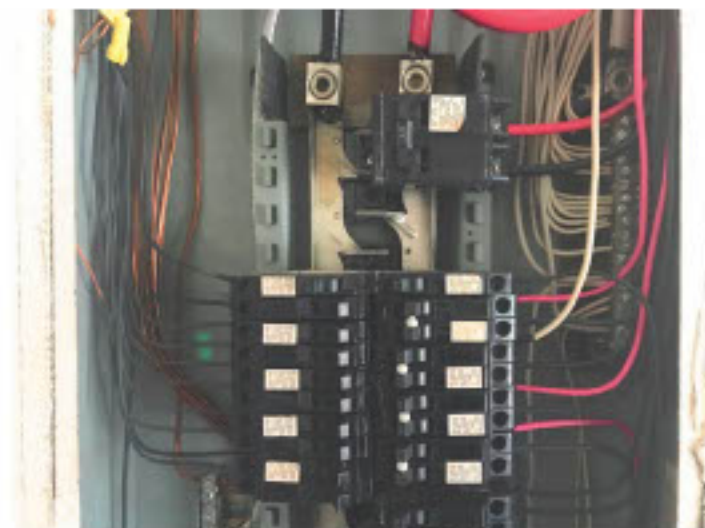
Sub Panel Door Open



MFG Data Label



Enclosure Cover Off



Neutral and ground separated

Primary HVAC



Type: Conventional Split

Location: Right side

Manufacturer: Payne

Year: 2009

Tonnage/BTU of Cooling: 4

Condition: Operational



Condenser/Compressor



MFG 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.

Primary HVAC Distribution



It is recommended that a periodic filter change of every 1-3 months depending on running time of AC. During that time, the condensate line should be inspected and flushed with a 1/4 cup vinegar or 1/4 cup chlorinated bleach to 3/4 cup warm water to ensure the line is free of environmental growth.

Location: garage

Manufacturer: Payne

Year: 2009

Tonnage/BTU of Cooling: 4

Air Quality Improvement Device: None

Condition: Operational

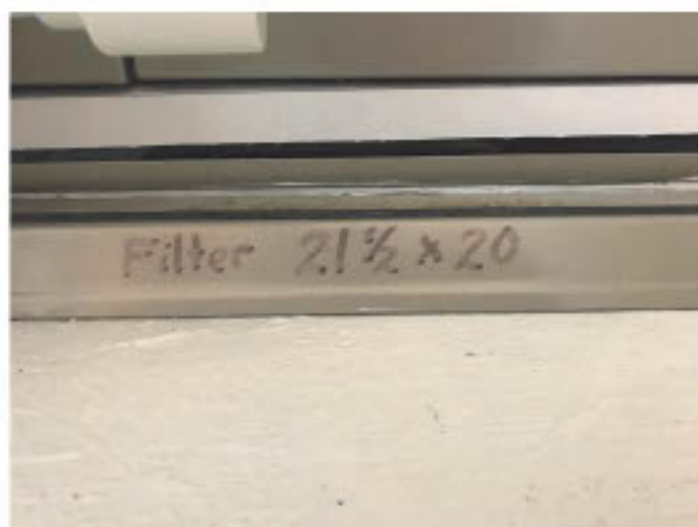
Functional Over Flow Device: ✓



Air Handler



MFG Data Label



Filter



Condensate Line

Primary HVAC Performance



- 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

Distribution: Flex Ductwork

Functionality: The system is functioning in normal operating limits.

Heating Distribution: Forced Air Furnce

Heating Energy Source: Electric

Heating BTU's: Heat Pack

Thermostat



Return Temperature

68 F



Supply Temperature

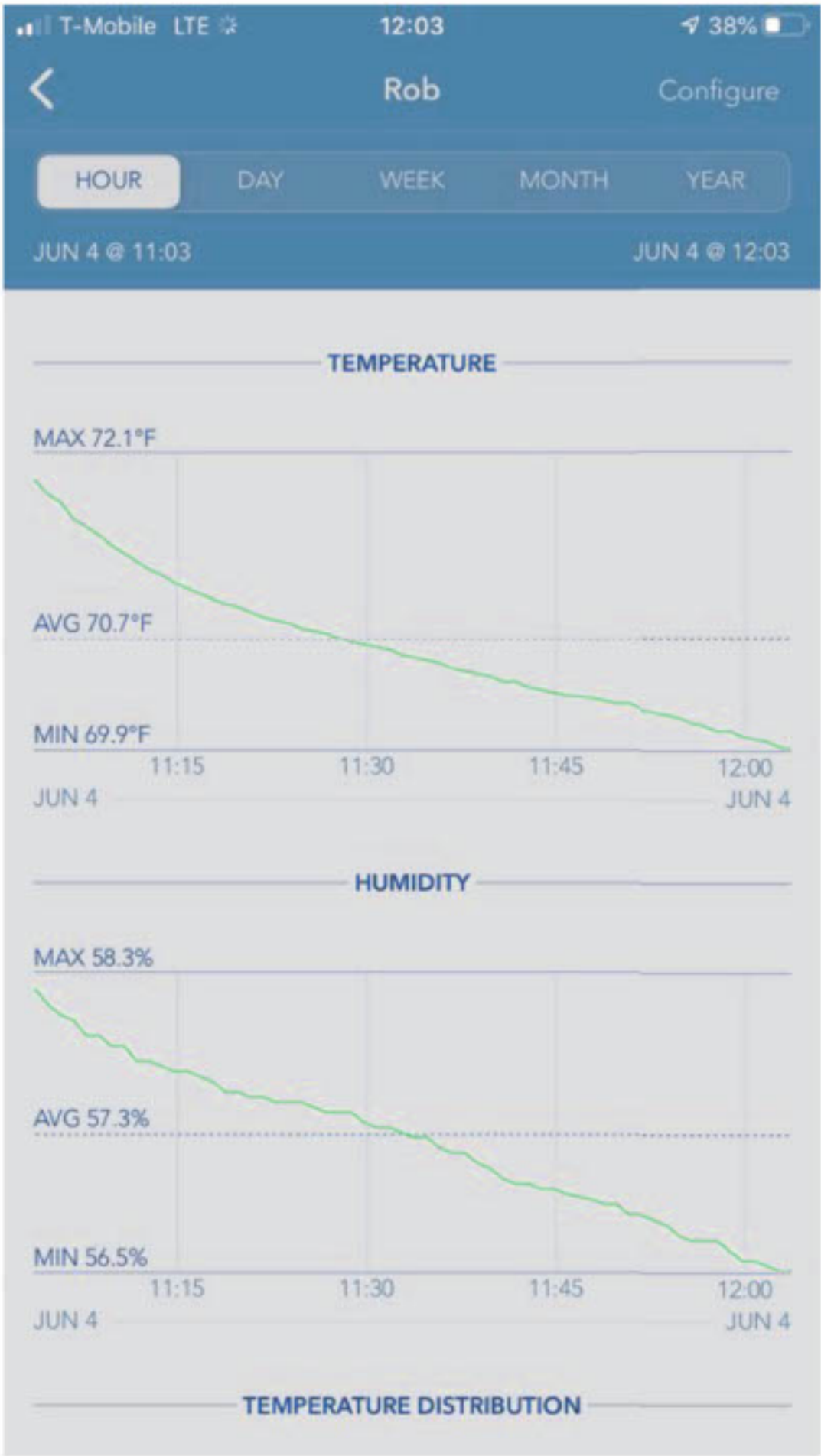
51 F



Primary HVAC Performance



Both temperature and relative humidity have been monitored during the duration of the interior inspection to determine whether the system is adequately controlling the conditions during the period of observation.



Primary HVAC Performance



- i** The temperature differential (also known delta T) is the difference in temperature between the ambient indoor temperature and the temperature of the conditioned air at the delivery registers. The acceptable range is 14 to 22 F.

Supply Registers



Interior Rooms



Garage



Garage



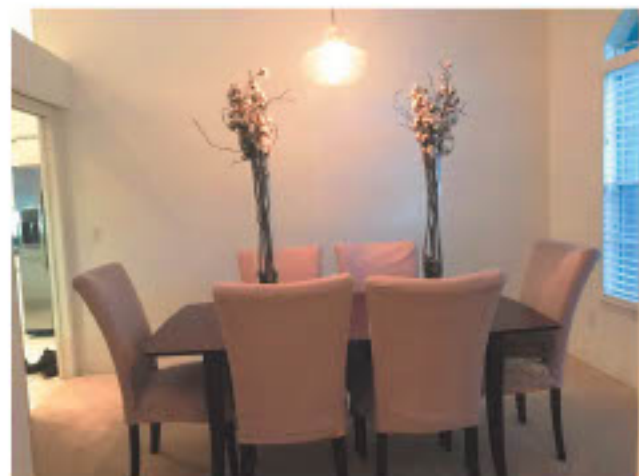
Laundry Room



Laundry Room



Dining Room



Dining Room

Interior Rooms



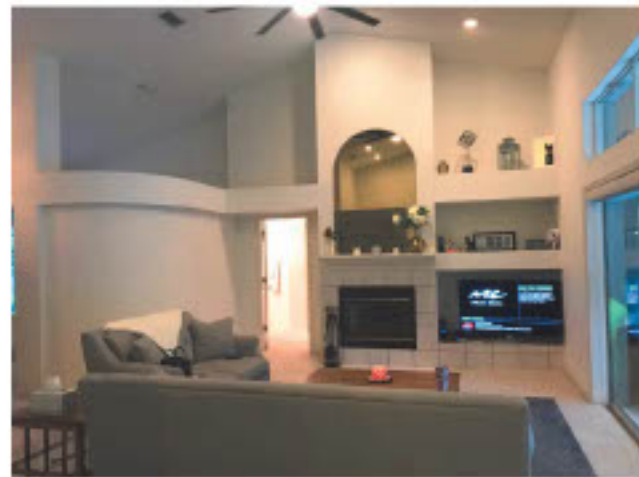
Office



Office



Living Room 1



Living Room 1

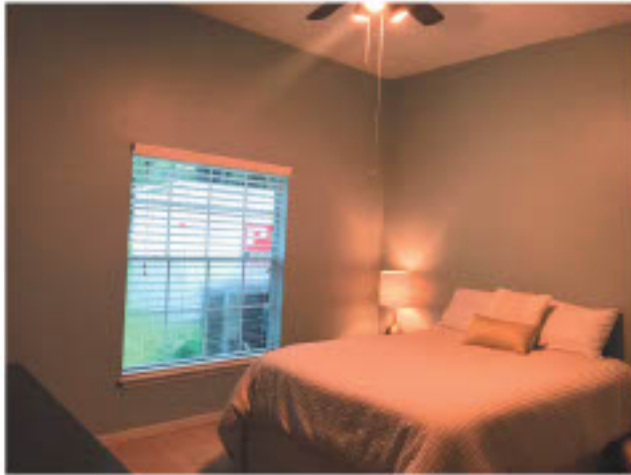


Kitchen



Kitchen

Interior Rooms



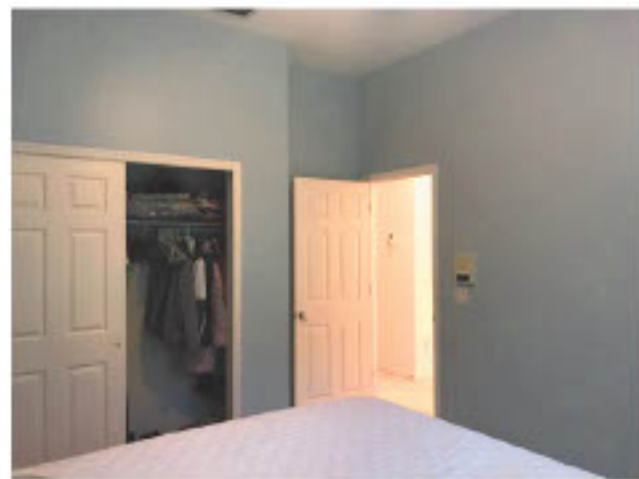
Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom 1



Bathroom 1

Interior Rooms



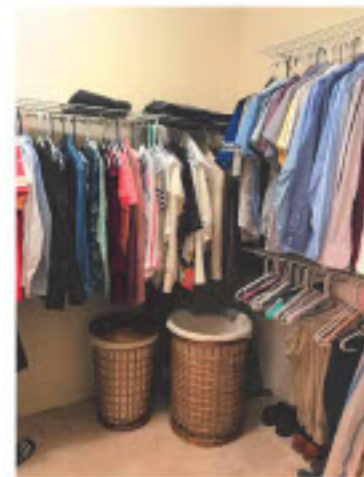
Master Bedroom



Master Bedroom



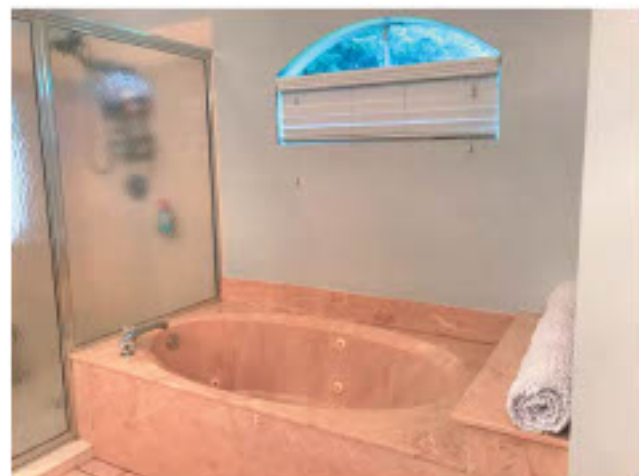
Master Closet



Master Closet



Master Bathroom



Master Bathroom



Master Bathroom



Master Bathroom

Installed Appliances



Stove Type: Countertop insert

Stove Energy Source: Electric

Oven Type: Wall Oven

Oven Energy Source: Electric

Ventilation: Vent Hood



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

Installed Appliances



Refrigerator



Freezer



Water/Ice Dispenser



Installed Appliances



Washers and dryers 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.

Washer



Water Shut Off:

1/4 Turn Ball Valve



Dryer

Power Source: 3 prong



Dry Vent



Although acceptable under current code, plastic dryer vent is discouraged as it leads to more build up and possible fire safety concerns. It is recommended to clean the dryer vent periodically, typically every year is sufficient, to ensure buildup of lint and subsequent fires occur.

Installed Appliances



Dishwasher



Garbage disposal



Microwave



Garage Door Opener



Vent hood



Interior



Comments:

Observed moisture meter detected moderate level of moisture penetration typically occurs from exterior water penetration around window framing. Recommend caulk sealing exterior window framing

Location: Dining Room

Level of Remediation:

☐

Homeowner

☒

Contractor



Comments:

Observed moisture meter detected moderate level of moisture penetration typically occurs from exterior water penetration around window framing. Recommend caulk sealing exterior window framing

Location: Office

Level of Remediation:

☒

Homeowner

☐

Contractor



Comments:

Observed moisture meter detected moderate level of moisture penetration typically occurs from exterior water penetration around window framing. Recommend caulk sealing exterior window framing

Location: Bedroom 1

Level of Remediation:

☐

Homeowner

☒

Contractor

Interior



Comments:

Observed small hole around exhaust fan cover. recommend repairs for full cosmetic finish

Location: Master Bathroom

Level of Remediation:



Homeowner



Contractor



Comments:

Observed moisture meter detected dry conditions within drywall indicating previous water stains

Location: Dining Room

Level of Remediation:



Homeowner



Contractor

Comments:

Location:

Level of Remediation:



Homeowner



Contractor

Interior



Comments:

View of fireplace glass doors

Location: Living Room 1

Level of Remediation:



Homeowner



Contractor

IMMEDIATE EVALUATION RECOMMENDED



Comments:

Observed inner hearth and flue are dirty this is potential fire safety issue. Recommend having entire flue length professionally cleaned, all related components, inspected, tested and certified safe for use by qualified chimney contractor

Location: Living Room 1

Level of Remediation:



Homeowner



Contractor

IMMEDIATE EVALUATION RECOMMENDED



Comments:

Observed damper tested functional. Unit is dirty and has corrosion. Recommend prior to use having fireplace components inspected, cleaned certified safe for use by qualified chimney contractor

Location: Living Room 1

Level of Remediation:



Homeowner



Contractor

Attic



Attic Access Closed



Attic Access Open



Insulation Type: Blown in



Blown in



Trussed roof



OSB



HVAC flex ducts



HVAC rigid ducts



Sheathing



Stored items



Plumbing piping



Plumbing piping

Summary



Lots and Grounds



Comments:

Observed timer box cover broken. Recommend replacement to prevent water penetration from damaging controls

Location: Pool equipment

Level of Remediation:



Homeowner



Contractor



Comments:

Note pool equipment was visually inspected and no damage or leaking at time of inspection. Recommend having qualified pool contractor do exhaustive inspection of all components for condition and functionality

Location: Pool equipment

Level of Remediation:



Homeowner



Contractor

Comments:

Location:

Level of Remediation:



Homeowner



Contractor

Exterior



Comments:

Observed water damage and wood rot on lower section of door framing. Recommend replacement of damage materials and replacement with composite materials to eliminate water damage

Location: Garage

door frame

Level of Remediation:



Homeowner



Contractor



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Observed water damage and wood rot on lower section of door framing. Recommend replacement of damage materials and replacement with composite materials to eliminate water damage

Location: Garage

door frame

Level of Remediation:



Homeowner



Contractor



Comments:

Observed water damaged lower section of interior door jamb. Recommend replacement of damage materials with composite materials to eliminate future water damage issues

Location: right

door frame

Level of Remediation:



Homeowner



Contractor

Roof



Comments:

Observed previous shingles repairs over garage. No visible water penetration noted within attic space. Inquire with seller for further details regarding repairs

Location: Right side

Level of Remediation:



Homeowner



Contractor



Comments:

Observed shingles have granular loss and drying in various locations. No broken or missing shingles at time inspection. Understand shingles near end of functional design life and unable predict future functionality. Recommend budget for full replacement sooner than later

Location: various locations

Level of Remediation:



Homeowner



Contractor



Comments:

Observed soft depressions around chimney. Indicating potential damage sheathing. Remember upon replacement of shingles sections of sheathing may require replacement

Location: Left side

Level of Remediation:



Homeowner



Contractor

Plumbing



Comments:

Observed left sink slow draining requires cleaning trap for normal drainage

Location: master bath

Level of Remediation:



Homeowner



Contractor



Comments:

Observed rusting and corrosion on metal jacket. Unit tested functional during inspection This is indication unit nearing end of functional design life and due to age unable to predict future functionality. Recommend budget for replacement by license plumber

Location: Garage

Level of Remediation:



Homeowner



Contractor



Comments:

Observed damaged or missing caulking around tub. To prevent water penetration behind walls be sure to seal all intersections with bathroom silicone caulking

Location: master bath

Level of Remediation:



Homeowner



Contractor

Interior



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Homeowner

☒

Contractor



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Location: Office

Level of Remediation:

☒

Homeowner

☐

Contractor



Comments:

Observed moisture meter detected moderate level of moisture penetration typically occurs from exterior water penetration around window framing. Recommend caulk sealing exterior window framing

Location: Bedroom 1

Level of Remediation:

☐

Homeowner

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Contractor

Interior



Comments:

Observed small hole around exhaust fan cover. recommend repairs for full cosmetic finish

Location: Master Bathroom

Level of Remediation:



Homeowner



Contractor



Comments:

Observed moisture meter detected dry conditions within drywall indicating previous water stains

Location: Dining Room

Level of Remediation:



Homeowner



Contractor

Comments:

Location:

Level of Remediation:



Homeowner



Contractor

Interior



Comments:

View of fireplace glass doors

Location: Living Room 1

Level of Remediation:



Homeowner



Contractor

IMMEDIATE EVALUATION RECOMMENDED



Comments:

Observed inner hearth and flue are dirty this is potential fire safety issue. Recommend having entire flue length professionally cleaned, all related components, inspected, tested and certified safe for use by qualified chimney contractor

Location: Living Room 1

Level of Remediation:



Homeowner



Contractor

IMMEDIATE EVALUATION RECOMMENDED



Comments:

Observed damper tested functional. Unit is dirty and has corrosion. Recommend prior to use having fireplace components inspected, cleaned certified safe for use by qualified chimney contractor

Location: Living Room 1

Level of Remediation:



Homeowner



Contractor