

Patrick Erb - Home Inspection Services

*** Residential Inspection Report ***



Client's Name

XXXXXXXXXXXXXXXXXXXXXX

On

XXXXXXXXXXXXXXXXXXXXXX

Inspection Address

1044 County Highway 1

Inspected By

Patrick Erb HI #3038

Patrick Erb - Home Inspection Services
5502 State Hwy 129, Winfield AL 35594

205-412-5256

erbhomeservices@gmail.com

Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

General Information

Client Information

Name: XXXXXXXXXXXXXXXXXXXX

Street Address: XXXXXXXXXXXXXXXXXXXX

City, State, Zip: XXXXXXXXXXXXXXXXXXXX

Phone #: XXXXXXXXXXXXXXXXXXXX

Email Address: XXXXXXXXXXXXXXXXXXXX

Inspection Address

Street Address: 1044 County Highway 1

City, State, Zip:

Weather Conditions

Weather Type: Partly Cloudy

Temperature: 85F -81F

Structure Type

Single Family, Residential

Construction Type

Block Foundation, Wood Frame, Brick Siding

Number of Bedroom/Bath

3 Bedroom 2 Bathroom

Estimated Year Built

1960

Estimated sq. ft.

22XX

Inspected by

Patrick Erb HI #3038

Buyer Agent

Name: N/A

Phone #:

Email Address:

Listing Agent

Name: N/A

Phone #:

Email Address:



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspection / Report limitations

This report is the exclusive property of inspection company and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of Practice.

We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

This report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

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Report Summary

This Report Summary will describe area(s) of concern that were observed at time of inspection by this inspector that may need some type of repair, replacement, service or further review. Keep in mind that all homes need some type of repair, even if only minor and generally older homes will need more repairs. All safety concerns mentioned within this report should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. This Report Summary is provided as a courtesy and cannot be considered a substitute for reading the entire report.

Utilities

Electricity: Recommend Maintenance

- 1. Panel Cover Missing 2. Supply Line to HVAC nearing end of lifespan, covering damaged 3. Wiring from panel to crawlspace access not in protective conduit. 4. Box should be cleared of plants (wet plants will conduct electricity!) and Box should be cleaned.

Gas: Limited Inspection

- No Gas Meters Located

Water: Consider Budget to Replace

- 1. Pressure Regulator Not Functional (pressure to residential structure range should be about 45-80) there is a pressure regulator installed at meter box, however, it is rusted and not functional. 2. Consider cost to replace main supply line, upgrade to schedule PVC pipe. Galvanized Pipe is rusted on interior and may fail.

Sewage: Consider Budget to Replace

- The main sewer line shows excessive rust. Exterior rust is high indication of interior rust. Consider budget to replace / upgrade structure plumbing supply and waste pipe.

Grounds

Front yard: Recommend Maintenance

- Suggest remove ivy from structure. Cut back shrubs, trees

Side yard(s): Correction Needed

- Grade on the left side of structure combined with lack of rain gutters - water entering crawlspace

Back yard : Recommend Maintenance

- See below (drainage issues)

Driveway / Sidewalks: Attention Recommended

- 1. Concrete Walkway, trip hazard - consider removal of tree (see below) Driveway has some settlement cracks that could be filled to min. water entry and freeze / thaw conditions.

Grounds - Misc. : Recommend Maintenance

- 1. Suggest cleaning debris, tuck point mortar and apply a dry lock interior coating on walls and floor. 2. Consider replacement of door / door frame or at least a transom cover plate.

Tree's / Shrubbery : Attention Recommended

- The Large Tree in Front currently has a fungus and the trunk is split, The maple in rear is growing too close to structure / growing over structure.

Grading / Slope : Immediate Attention Required

- The right side and rear of home - Consider grading and installation of French drain system. Water is entering the crawlspace at this time and creating moisture damage, creating cautionary high moisture conditions and feeding active fungus in the wood frame of structure.

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Structure / Exterior / Foundation

Electrical / Lighting / Outlets: Damaged / Repair Needed

- 1. The vines should be removed from the main panel. 2. Wiring from main panel to HVAC - insulation is dry rotted, consider replacement. 3. Wiring from panel - consider installing wiring in conduit. 4. Any outlet that has 3 prongs (is NOT grounded - See interior sections for more information. 4. There is a powered wire from bottom of rear wall - to the right of the crawlspace - this wiring may be leading to the detached structure - It is damaged and is not wiring meant for underground usage without conduit pipe. 5. The carport light fixture is past useful lifespan and is not meant to be used as an exterior lighting appliance.

Exterior Walls and Siding: Missing

- 1. The penetration cut for the through wall HVAC unit did not have a lentil installed to support the brick siding above. 2. To the right of the through wall hvac unit - at corner of car port - there is a settlement crack along mortar line Consider tuck pointing. Some additional tuck pointing is needed at others areas of siding but not a severe priority.

Fascia / Soffit / Trim: Minor Correction Recommended

- Soffit and Fascia trim in general good condition, however, the vented soffit does not align with the original soffit vents - see ATTIC section for additional information.

Awning(s) / Patio cover(s) / Carport(s): Minor Correction Recommended

- Water damage to front pillars - Consider cleaning, apply wood filler, sand and paint 2. Carport ceiling - Consider installing vents to lower attic temp and decrease condensation build up on surface and then paint with stain blocking exterior grade paint such as Kilz.

Door(s) : Minor Correction Recommended

- Front Door, Consider cleaning weather stripping - Patio / Dining room door, sticks slightly within frame, Consider sanding / planing door and cleaning, sanding interior of frame - Lubricate all hinges and door locking hardware.

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Window(s) : Consider Budget to Replace

- Photos provided are representative of several damaged window panes and frames. There are several cracked window panes, there are several damaged storm window panes and frames. 2. The exterior of the wood windows are in need of new glazing and points. Glazing is cracked. Due to the higher cost of repair, it may be more economical to remove and replace the windows at an average cost of about \$350.00 per window. Average cost of repair to windows is estimated at this time at about the same rate.

Plumbing : Consider Budget to Replace

- Published Information is readily available on what we know today about galvanized plumbing lines. Signs that Galvanized plumbing lines have failed are: 1. Rusty Water at faucets 2. Corrosion, rust at connections 3. Water pressure of "hot" water supply is lower than cold water supply. We know today that the useful lifespan of Galvanized water lines is about 40 years. The home inspected shows all of the signs of failed galvanized lines short of current leaks. Here is a link (copy paste to browser). <http://www.oldhouseweb.com/how-to-advice/old-plumbing-usually-means-problems.shtml>

Misc. : Immediate Attention Required

- 1. Debris Should be removed (old furnace, pipes and insulation) 2. Wood Destroying Fungus should be scraped, scrubbed from floor joist planks 3. Wood Frame and Sub Floor should be treated with Anti Fungal / Mold Remover similar to Bora-Care / Timbor (brand names). 4. Additional Floor Joist planks should be installed to reinforce floor joist frame 5. Installation of a moisture barrier (wall to wall) 6. Install additional vent penetrations and install "auto temp" vents. 7. Install at min. 3 humidistat controlled vent fans to help move air when humidity is high. - The only reason that the sub floor and Joist frame has not yet failed is due to being built well above min standards at time of construction, however, if not attended to, structure frame will continue to deteriorate.

Foundation: Attention Recommended

- Water Entry Evident. Water Diversion and Drainage Issues Should be addressed prior to restoration 2. Pier footings have settled, consider installation of jack plates and additional shims at existing piers to bring structure back up the 1/4" on left side (facing) - The doors that do not close within their frame are due to settlement of support piers.

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Attached and Detached Structure (Storage Buildings)

Electrical / Lighting / Outlets: Monitor Conditions

- 1. Polarized subpanel protects outlet and wiring circuits. The fuses should be 20 amps no higher. Pic 2, the blower for window A/C does not operate. 3. Plumbing supply and waste lines installed behind wall. 4. Seams of drywall showing due to insufficient attic ventilation.

Walls / Fascia / Soffit / Trim: Minor Correction Recommended

- Consider tuck pointing voids in mortar from settlement of brick siding footing.

Flooring: Monitor Conditions

- Since the crawlspace is not ventilated moisture conditions and expansion / contraction of wood frame has shifted the sub floor to show wear of finish floor (lines are the outlines of the plywood)

Service door(s) / Garage door(s): Minor Correction Recommended

- There is a gap on the left side of door frame from termite tunnel - suggest sealant and paint or consider replacement.

Window(s) : Minor Correction Recommended

- Storm frame to attached storage building damaged. Both windows tracks and sash - suggest cleaning and mild lubrication.

Misc - Carport / Attached Structure. : Attention Recommended

- Suggest Removal of All of the vines growing on any of the structures.

Attached Storage - Adjacent To Carport : Correction Needed

- 1. Crawlspace Not Ventilated. 2. No Moisture Barrier Installed 3. Water Entry Evident.

Detached Structure - Exterior : Recommend Repairs

- 1. Crawlspace NOT ventilated - Consider installing vents and access - Further inspection suggested as an unventilated crawlspace is prone to moisture and wood destroying organism's. 2. Vinyl Corner trim is damaged. 3. There are roofing shingles missing, roofing shingles past useful lifespan. 4, Attic is under ventilated, no exit ventilation is installed.

Roofing

Roof Covering: Recommend Maintenance

- 1. Shingles at or just past half life. 2. Shingles are less flexible than desired 3. Edges slightly cupped 4. Moss growing on the shaded areas. Consider cleaning moss - Here is a You Tube Link that will provide some reference information. You can use Borate Solutions and or Borax mixed with Chlorine and hot water, spray and them broom off and spray. <https://www.youtube.com/watch?v=-JyORa9HjuM&noredirect=1> 5. There is no drip edge installed on eaves - Shingles are bent and cracked at roof edge due to lack of support.

Gutters and Down Spouts: Damaged / Repair Needed

- 1. Right front - Gutter damaged, dented - 2. Gutters and downspouts need cleaning 3. Consider installation of rain gutters to all eaves.

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Fireplace / Attic

Firebox: Attention Recommended

- There are two fireplaces = Pic one - Front Living Room - Has never been used. Base of firebox is cracked and there is no ash pit. Pic 2 and 3 is the rear family room fireplace - Is also does not have an ash pit, the base is cracked and mortar in need of tuck pointing. - The rear firebox should also be complete cleaned prior to repairs.

Damper: Attention Recommended

- Front Damper is clean and in good repair - Rear damper should be removed and cleaned.

Flue Vent Connector, Flue Pipe: Inspected

- Both Flues should be cleaned prior to use

Hearth: Recommend Maintenance

- Rear Fireplace Needs Cleaning and Tuck pointing

Insulation : Recommend Maintenance

- Loose Fill and Fiberglass Blanket - Consider removal of debris - even up the current insulation and then consider some additional loose fill to increase r-factor

Attic Vents : Attention Required

- Attic Temp 118F - Represents 33F higher temp than outside temp. Soffit Vents blocked, inadequate air flow. Suggest further inspection and correction - Correction may include cutting soffit vents, creating a baffled air flow space and installing vent covers. Here is a link to provide additional information:

<http://www.youtube.com/watch?v=5ihZI9O-2aI>

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Bedroom(s)

Electrical / Lighting / Outlets: Safety Concern

- Please NOTE- Any outlet that has 3 prongs is NOT grounded - Home originally installed electric outlets would have been two prong outlets with no ground. Any of the replaced outlets w/ 3 prongs are not grounded. A best practice (short of upgrading entire electrical system and wiring) is to install a GFI outlet in areas where required for use of appliances that require a ground socket.

Flooring: Attention Recommended

- Please see the STRUCTURE section "MISC" - Negative effects of crawlspace observed via floors being slightly off level or showing dips and valleys.

Door(s) : Minor Correction Recommended

- Left side front bedroom door and front center bedroom doors do not close completely within frame and or line up with door latch hardware. The door frame conditions are most likely due to settlement of block piers.

Window(s) : Consider Budget to Replace

- Consider cost to replace vs cost to repair here are a couple of links to provide additional reference information - <http://www.gsa.gov/portal/content/113490> / <http://www.youtube.com/watch?v=XxS2l6w4wjM>

Smoke detector(s): Further Inspection Recommended

- There is an installed security system. The system would need to be activated for the heat smoke detection unit to operate. The other two smoke detections units are past useful lifespan. Consider replacement and installation of additional units -- Here is the NFPA recommendations = <http://www.nfpa.org/safety-information/for-consumers/fire-and-safety-equipment/smoke-alarms>

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Bathroom(s)

Electrical / Lighting / Outlets: Minor Correction Recommended

- Consider Installation of GFI outlets in bathrooms - especially since circuits are not grounded. - Pic 4 - the vents in each bathroom should be cleaned prior to use. - Please NOTE- Any outlet that has 3 prongs is NOT grounded - Home originally installed electric outlets would have been two prong outlets with no ground. Any of the replaced outlets w/ 3 prongs are not grounded. A best practice (short of upgrading entire electrical system and wiring) is to install a GFI outlet in areas where required for use of appliances that require a ground socket.

Walls and Ceiling: Attention Required

- The moisture Level of bathroom walls above recommended interior range of 6-9%- The moisture readings of both bathrooms were 18%. This is due to pipe penetrations that lead to crawlspace, crawlspace conditions are causing moisture to enter wall voids. Pic 2. there is a water stain on ceiling in left bathroom. Moisture reading of 8% indicates that this is NOT a current roof leak.

Floor: Consider Budget to Replace

- Both Bathroom subfloors are water damaged - Consider cost to remove and replace "AFTER" the crawlspace conditions are corrected. - Please see the STRUCTURE section "MISC" - Negative effects of crawlspace observed via floors being slightly off level or showing dips and valleys.

Cabinet(s) and Counter top(s) : Minor Correction Recommended

- Some water damage evident, maintenance and adjustment of hardware recommended. Consider surface restoration and or remove and replace during repair of sub floors.

Door(s): Minor Correction Recommended

- The latch plate does not align on the right side bathroom door.

Plumbing : Consider Budget to Replace

- 1. Heavy Rust in supply lines 2. Drain Trap / Pipe of Master Bath Leaking 3. Both bathroom supply line connections show rust and corrosion. 4. Drain Necks of all sinks showing rust - Consider complete removal and replacement of plumbing supply and waste pipes. Consider upgrade to schedule PVC or PEX supply lines.

Toilet : Consider Budget to Replace

- Both Toilets are loose on base - Consider replacement of waste pipes, flange, wax seals and toilet flush and fill hardware (note, it is less expensive to replace toilet vs. professional replacing the hardware.).

Shower/Tub : Consider Budget to Replace

- 1. Shower head in right side bath is damaged. 2. Shower Valve - Needs replacement (won't turn off). Supply Lines show rust in pipes.

Shower walls / Enclosure : Inspected

- There is water damage behind walls in master bath panel wall covering. Consider removal, correction and replacement.

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Interior Areas

Electrical / Lighting / Outlets: Minor Correction Recommended

- 1. Fuse panel is wired correctly for year built. Consider upgrade cost to circuit breaker panel IF interior is to be fully restored - short of re-wiring - replace current three prong plugs with GFI outlets to improve safety - 2 (pic 3) The 30 amp fuses should be replaced with 20 amp fuses for better circuit protection - pic 4 - Can not confirm operation of hall ceiling light fixture. Pic 5. Alarm siren for security system is damaged. Pic 6 - Security System Wiring Panel is located in rear corner bedroom closet. Please NOTE- Any outlet that has 3 prongs is NOT grounded - Home originally installed electric outlets would have been two prong outlets with no ground. Any of the replaced outlets w/ 3 prongs are not grounded. A best practice (short of upgrading entire electrical system and wiring) is to install a GFI outlet in areas where required for use of appliances that require a ground socket.

Walls and Ceiling: Correction Needed

- Pic 1. Moisture Readings suggest water stain in dining room is active - most likely due to damaged and blocked rain gutters. Pic 5 and 6 in upper right hand corner - water stain in rear family room - moisture reading suggest that this is NOT a current water leak. -Cosmetic conditions exist in each room - Wall Moisture Readings HIGH in each room due to crawlspace conditions.

Flooring: Further Inspection Recommended

- Please see STRUCTURE section - Sub Floor water damage in Pantry, laundry room and Right Rear Closet and Right Hall Way - Consider further invasive inspection to determine extent of damage "AFTER" crawlspace conditions are corrected.

Plumbing: Consider Budget to Replace

- Supply lines not strapped to wall frame in laundry area - Rust at connections -see others sections for additional information.

Kitchen

Electrical / Lighting / Outlets: Minor Correction Recommended

- Please NOTE- Any outlet that has 3 prongs is NOT grounded - Home originally installed electric outlets would have been two prong outlets with no ground. Any of the replaced outlets w/ 3 prongs are not grounded. A best practice (short of upgrading entire electrical system and wiring) is to install a GFI outlet in areas where required for use of appliances that require a ground socket.

Walls and Ceiling: Minor Correction Recommended

- It appears (from entering attic) that the crack in kitchen may be due to mechanical damage from weight of person from entering attic. Suggest create channel, tape and plaster

Flooring: Recommend Repairs

- Please see the STRUCTURE section "MISC" - Negative effects of crawlspace observed via floors being slightly off level or showing dips and valleys.

Cabinet(s) / Counter top(s) : Minor Correction Recommended

- Interior of cabinet below sink - water damaged. Doors and drawers were checked for operation - Drawers need hardware adjustment and mild lubrication to improve ease of use.

Plumbing: Consider Budget to Replace

- Water Filtration Unit - not functioning. Rust at supply line connections. Monitor S trap = prone to clogging.

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Heating and Cooling System(s)

HVAC Ducts : Damaged / Repair Needed

- The insulation has fallen and or damaged on HVAC ducts - HVAC ducts creating condensation. Here are two links to provide more information - -- <http://ehs.ucsb.edu/units/ih/ihrsc/ihtml/ihtml/ductliner.pdf> -- http://www.acousticalsurfaces.com/quiet_duct_wrap/quiet_duct_wrap.htm

Heat Pump / A/C Compressor Unit : Recommend Maintenance

- Suggest Service Call, unit cleaning - Please Note - Emergency Heat Function May not be installed in unit. Unit may be nearing end of lifespan.

Cooling System 2: Inspected

- Condensation Tube Blocked - Bottom of Unit Rusted on interior

Water Heating System(s)

Water Heating System : Attention Recommended

- 1. Supply Line Connections Rusted 2. A drain tube should be installed on the temp/pressure relief valve - unit is 14 years of age. 13-15 is average age of electric water heaters.

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Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected
Not Inspected
Not Present
Damaged / Repair
Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Utilities

Electricity

General Observation

Recommend Maintenance

Suggest Corrections

Description

Location: Main Panel - Exterior wall of Garage

Services connection: Public Utilities (Underground Service)

Service on during inspection: Yes

Type of wiring: Aluminum /Copper wiring

Service size main panel: 110 / 220 Volt (Nominal)

Amp: 100



Further Comments

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Gas

General Observation

Limited Inspection

Description

Location: There are two supply line connection Near Carport / Near HVAC

Services connection: Underground Supply Lines - Natural Gas

Service on during inspection: No

Further Comments

No Gas Meters Located



Water

General Observation

Consider Budget to Replace

Description

Location: Front Yard near Drive

Services connection: Underground, Public Water Supply

Service on during inspection: Yes

Static water pressure reading (psi): 120psi

Type of supply lines: Galvanized Pipe



Further Comments

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Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Sewage

General Observation

Consider Budget to Replace

Sewer / Septic - Cast Iron

Description

Location: Crawlspace

Services connection: Appears to be private septic

Service on during inspection: Yes Type of drain pipes: Cast Iron and or PVC

Further Comments

The main sewer line shows excessive rust. Exterior rust is high indication of interior rust. Consider budget to replace / upgrade structure plumbing supply and waste pipe.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Grounds

Our inspection of the Grounds area(s) in accordance with industry standards of practice. The grounds are inspected visually for positive grading and drainage that are essential to the welfare of a property. Also inspected are the Trees and shrubbery that can cause foundation and or roof damage when growing too closely to the structure. This report is to inform you of current condition as observed at time of inspection.

Front yard

General Observation

Recommend Maintenance

Pruning and remove of overhanging tree limbs

Description

Material: Grass / Vegetation

Further Comments: Suggest remove ivy from structure. Cut back shrubs, trees



Side yard(s)

General Observation

Correction Needed

Drainage Directed Toward Structure

Description

Material: Grass / Vegetation

Further Comments: Grade on the left side of structure combined with lack of rain gutters - water entering crawlspace



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Back yard

General Observation

Recommend Maintenance

Trees growing over structure / Drainage Correction Needed

Description

Material: Grass / Vegetation

Further Comments: See below (drainage issues)



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Driveway / Sidewalks

General Observation



Attention Recommended

Satisfactory / Fair

Description

Material: Asphalt Driveway / Concrete Walkways / Brick Patio

Further Comments: 1. Concrete Walkway, trip hazard - consider removal of tree (see below) Driveway has some settlement cracks that could be filled to min. water entry and freeze / thaw conditions.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Grounds - Misc.

General Observation

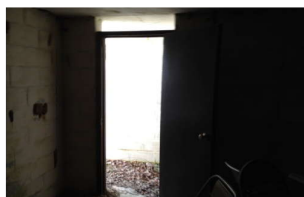
Recommend Maintenance

Cleaning, Tuck Pointing Suggested

Description

Material: Concrete Block Storm Shelter

Further Comments: 1. Suggest cleaning debris, tuck point mortar and apply a dry lock interior coating on walls and floor. 2. Consider replacement of door / door frame or at least a transom cover plate.



Tree's / Shrubby

General Observation

Attention Recommended

Consider Removal or at Least Pruning

Description

Further Comments: The Large Tree in Front currently has a fungus and the trunk is split, The maple in rear is growing too close to structure / growing over structure.



Grading / Slope

General Observation

Immediate Attention Required

Water Drainage into Crawlspace

Description

Further Comments: The right side and rear of home - Consider grading and installation of French drain system. Water is entering the crawlspace at this time and creating moisture damage, creating cautionary high moisture conditions and feeding active fungus in the wood frame of structure.

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Structure / Exterior / Foundation

Our inspection of the Structure, Exterior and Foundation area(s) in accordance with industry standards of practice includes the visually accessible areas of carports, patio covers, awnings, decks, building walls, fascia, trim, soffits, balconies, doors, windows, lights, and receptacles. However, we do not evaluate any detached structures unless contracted to do so. We visually inspect the foundation and look for any evidence of structural deficiencies. This inspection does not include the geological conditions of the property, such as soil expansion or soil compaction. All types of slabs experience some degree of cracking due to shrinkage in the drying process this is normal. The plumbing system and their components also are tested and observed for functional flow and leaks throughout fixture(s) and faucet(s). This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

General Observation

Damaged / Repair Needed

Suggest Immediate Correction

Description

Further Comments: 1. The vines should be removed from the main panel. 2. Wiring from main panel to HVAC - insulation is dry rotted, consider replacement. 3. Wiring from panel - consider installing wiring in conduit. 4. Any outlet that has 3 prongs (is NOT grounded - See interior sections for more information. 4. There is a powered wire from bottom of rear wall - to the right of the crawlspace - this wiring may be leading to the detached structure - It is damaged and is not wiring meant for underground usage without conduit pipe. 5. The carport light fixture is past useful lifespan and is not meant to be used as an exterior lighting appliance.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Exterior Walls and Siding

General Observation

Missing

Lintel Needed / Tuck Pointing Suggested

Description

Material: Brick over Asphalt Impregnated Fiber Board on Wood Frame

Further Comments: 1. The penetration cut for the through wall HVAC unit did not have a lintel installed to support the brick siding above. 2. To the right of the through wall hvac unit - at corner of car port - there is a settlement crack along mortar line Consider tuck pointing. Some additional tuck pointing is needed at others areas of siding but not a severe priority.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Fascia / Soffit / Trim

General Observation

Minor Correction Recommended

Vents not Aligned

Description

Material: Vinyl and or painted metal

Further Comments: Soffit and Fascia trim in general good condition, however, the vented soffit does not align with the original soffit vents - see ATTIC section for additional information.



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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Awning(s) / Patio cover(s) / Carport(s)

General Observation

Minor Correction Recommended

Maintenance / Minor Correction Suggested

Description

Material: Front Porch is dirt filled concrete pad w/ Wood Pillars. Carport wood frame, wood sheeting w/ metal support poles.

Further Comments: Water damage to front pillars - Consider cleaning, apply wood filler, sand and paint 2. Carport ceiling - Consider installing vents to lower attic temp and decrease condensation build up on surface and then paint with stain blocking exterior grade paint such as Kilz.



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Door(s)

General Observation

Minor Correction Recommended

Maintenance / Minor Repair

Description

Material: Wood Frame w/ Glass and Metal Frame Storm Doors

Further Comments: Front Door, Consider cleaning weather stripping - Patio / Dining room door, sticks slightly within frame, Consider sanding / planing door and cleaning, sanding interior of frame - Lubricate all hinges and door locking hardware.



Window(s)

General Observation

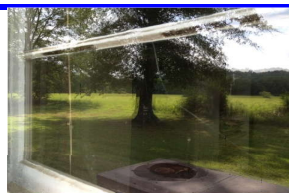
Consider Budget to Replace

Several Damages

Description

Material: Exterior Alum Storm w/ Wood Frame, single Hung -Single Pane

Further Comments: Photos provided are representative of several damaged window panes and frames. There are several cracked window panes, there are several damaged storm window panes and frames. 2. The exterior of the wood windows are in need of new glazing and points. Glazing is cracked. Due to the higher cost of repair, it may be more economical to remove and replace the windows at an average cost of about \$350.00 per window. Average cost of repair to windows is estimated at this time at about the same rate.



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Plumbing

General Observation

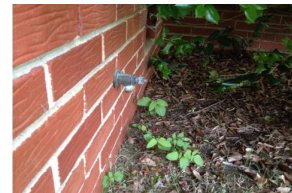
Consider Budget to Replace

Past Intended Lifespan

Description

Material: Galvanized Supply Line, some PVC and CPV Supply Lines, Some Copper and Brass Connections

Further Comments: Published Information is readily available on what we know today about galvanized plumbing lines. Signs that Galvanized plumbing lines have failed are: 1. Rusty Water at faucets 2. Corrosion, rust at connections 3. Water pressure of "hot" water supply is lower than cold water supply. We know today that the useful lifespan of Galvanized water lines is about 40 years. The home inspected shows all of the signs of failed galvanized lines short of current leaks. Here is a link (copy paste to browser). <http://www.oldhouseweb.com/how-to-advice/old-plumbing-usually-means-problems.shtml>



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

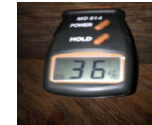
Color of boxes below will indicate the level of concern for each area at time of inspection

Misc.

General Observation

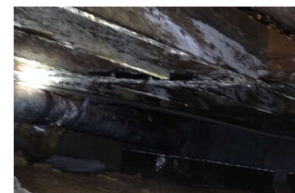
Immediate Attention Required

Immediate Attention Suggested



Description

Further Comments: 1. Debris Should be removed (old furnace, pipes and insulation) 2. Wood Destroying Fungus should be scraped, scrubbed from floor joist planks 3. Wood Frame and Sub Floor should be treated with Anti Fungal / Mold Remover similar to Bora-Care / Timbor (brand names). 4. Additional Floor Joist planks should be installed to reinforce floor joist frame 5. Installation of a moisture barrier (wall to wall) 6. Install additional vent penetrations and install "auto temp" vents. 7. Install at min. 3 humidistat controlled vent fans to help move air when humidity is high. - The only reason that the sub floor and Joist frame has not yet failed is due to being built well above min standards at time of construction, however, if not attended to, structure frame will continue to deteriorate.



Foundation

General Observation

Attention Recommended

Corrections Required to Extend Lifespan of Structure

Description

Material: Block Foundation / Concrete Block Piers

Further Comments: Water Entry Evident. Water Diversion and Drainage Issues Should be addressed prior to restoration 2. Pier footings have settled, consider installation of jack plates and additional shims at existing piers to bring structure back up the 1/4" on left side (facing) - The doors that do not close within their frame are due to settlement of support piers.



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Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Garage / Detached Structure

Our inspection of the Garage area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets, also the plumbing system and their components if present are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

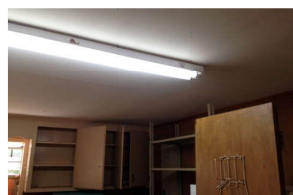
General Observation

Monitor Conditions

Consider Priorities / Items for consideration

Description

Further Comments: 1. Polarized subpanel protects outlet and wiring circuits. The fuses should be 20 amps no higher. Pic 2, the blower for window A/C does not operate. 3. Plumbing supply and waste lines installed behind wall. 4. Seams of drywall showing due to insufficient attic ventilation.



Walls / Fascia / Soffit / Trim

General Observation

Minor Correction Recommended

Tuck Pointing Suggested

Description

Material: Single Brick Siding

Further Comments: Consider tuck pointing voids in mortar from settlement of brick siding footing.



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Flooring

General Observation

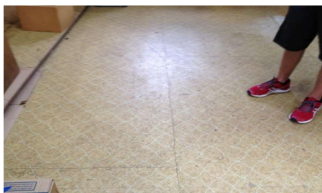
Monitor Conditions

Cosmetic Damage to Linoleum

Description

Material: Plank Sub Floor on Wood Floor Joist Frame w/ Plywood sub floor

Further Comments: Since the crawlspace is not ventilated moisture conditions and expansion / contraction of wood frame has shifted the sub floor to show wear of finish floor (lines are the outlines of the plywood)



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Service door(s) / Garage door(s)

General Observation

Minor Correction Recommended

Seal or replace Frame

Description

Material: Metal Storm Door in wood Frame w/ Wood Door and Glass

Further Comments: There is a gap on the left side of door frame from termite tunnel - suggest sealant and paint or consider replacement.



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Cabinet(s) and Counter top(s)

General Observation

Inspected

fair

Description

Material: Wood

Further Comments:



Window(s)

General Observation

Minor Correction Recommended

Maintenance / Minor Repair

Description

Material: Alumin. Single Pane

Further Comments: Storm frame to attached storage building damaged. Both windows tracks and sash - suggest cleaning and mild lubrication.



Misc - Carport / Attached Structure.

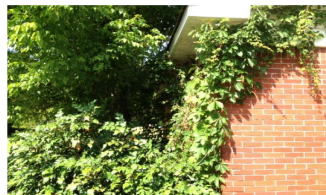
General Observation

Attention Recommended

Removal Of Vegetation Suggested

Description

Further Comments: Suggest Removal of All of the vines growing on any of the structures.



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected
Not Inspected
Not Present
Damaged / Repair
Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Attached Storage - Adjacent To Carport

General Observation

Correction Needed	Suggest Corrections
--------------------------	----------------------------

Description

Further Comments: 1. Crawlspace Not Ventilated. 2. No Moisture Barrier Installed 3. Water Entry Evident.



Detached Structure - Exterior

General Observation

Recommend Repairs	Corrections and Repair Suggested
--------------------------	---

Description



Material: Block Foundation, Wood Frame, Vinyl Siding, 3 Tab Roofing Shingles

Further Comments: 1. Crawlspace NOT ventilated - Consider installing vents and access - Further inspection suggested as an unventilated crawlspace is prone to moisture and wood destroying organism's. 2. Vinyl Corner trim is damaged. 3. There are roofing shingles missing, roofing shingles past useful lifespan. 4, Attic is under ventilated, no exit ventilation is installed.



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Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Roof

Our inspection of the Roof area(s) in accordance with industry standards of practice includes a visual observation of the roof covering, gutters, downspouts, vents, flashings, chimney, skylight and other roof penetrations within the limits of accessibility. The inspector may walk the surface of a roof in order to inspect it and its components but may inspect it by other means if the roof cannot be safely accessed, due to its height, weather conditions, or if the roofing material could be damaged by foot traffic. The inspector is not required to, predict the service life expectancy. Inspect underground downspout diverter pipes, remove snow ice or debris, or inspect antennae, lighting arrestors or similar attachments. All roofing types require some type of annual maintenance (some types more frequent than others). Failure to perform routine maintenance can result in leaks and accelerate roof covering and flashings deterioration. An inspector cannot guarantee a roof is leak free, only observation during a prolonged rainfall can determine this. This report is to inform you of current condition as observed at time of inspection.

Roof Structure

General Observation

Inspected

Satisfactory

Description

Further Comments: 2x6 Ridge Board / queen truss w/ Diagonal support and judge rail support w/ cross wood plank decking.



Roof Covering

General Observation

Recommend Maintenance

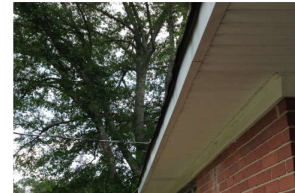
Cleaning, Minor Corrections and Monitor Conditions

Description

Material: Architectural shingles

Viewed from: Walked the roof

Further Comments: 1. Shingles at or just past half life. 2. Shingles are less flexible than desired 3. Edges slightly cupped 4. Moss growing on the shaded areas. Consider cleaning moss - Here is a You Tube Link that will provide some reference information. You can use Borate Solutions and or Borax mixed with Chlorine and hot water, spray and them broom off and spray. <https://www.youtube.com/watch?v=-JyORa9HjuM&noredirect=1> 5. There is no drip edge installed on eaves - Shingles are bent and cracked at roof edge due to lack of support.



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Roof Slope

General Observation

Inspected

Satisfactory

Description

Further Comments:



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Gutters and Down Spouts

General Observation

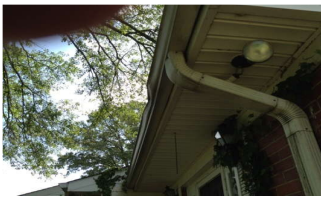
Damaged / Repair Needed

repair and Cleaning Suggested

Description

Material: Painted Metal

Further Comments: 1. Right front - Gutter damaged, dented - 2. Gutters and downspouts need cleaning 3. Consider installation of rain gutters to all eaves.



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Flashing

General Observation

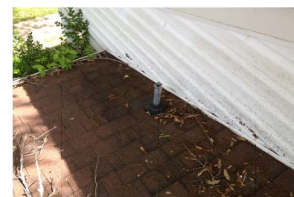
Inspected

Satisfactory / Fair

Description

Material: Metal and or composite Material

Further Comments:



Ventilation

General Observation

Correction Needed

Under Ventilated

Description

Further Comments: See attic - Pic three of this section - The vent pipe for left hall bath is rusted and partial blocked.



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Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Fireplace(s) and Attic

Our inspection of the Fireplace(s) and Attic area(s) in accordance with industry standards of practice includes the visually accessible areas. The fireplace firebox, flue damper, flu, hearth, mantle, doors and or enclosures are inspected. We do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best as we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. We will not move furniture, lift carpets or rugs. This report is to inform you of current condition as observed at time of inspection.

Firebox

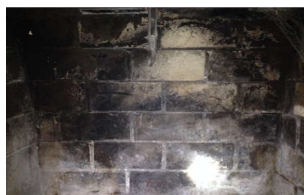
General Observation

Attention Recommended

Correction Suggested prior to wood burning

Description

Further Comments: There are two fireplaces = Pic one - Front Living Room - Has never been used. Base of firebox is cracked and there is no ash pit. Pic 2 and 3 is the rear family room fireplace - Is also does not have an ash pit, the base is cracked and mortar in need of tuck pointing. - The rear firebox should also be complete cleaned prior to repairs.



Damper

General Observation

Attention Recommended

Cleaning Suggested Prior To Use

Description

Further Comments: Front Damper is clean and in good repair - Rear damper should be removed and cleaned.



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Flue Vent Connector, Flue Pipe

General Observation

Inspected

Satisfactory

Description

Material: Clay Flue Liner - Brick Chimney

Further Comments: Both Flues should be cleaned prior to use



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Hearth

General Observation

Recommend Maintenance

Minor Repairs Suggested

Description

Material: Brick

Further Comments: Rear Fireplace Needs Cleaning and Tuck pointing



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Door(s) or Enclosures

General Observation

Inspected

Satisfactory

Description

Material: Metal Frame and Glass - rear unit

Further Comments: Front unit does not have door



Attic Structure

General Observation

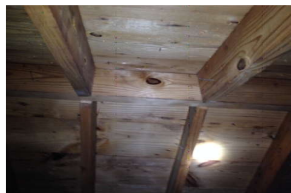
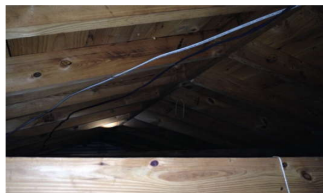
Inspected

Satisfactory / Fair

Description

Viewed from: By entering crawl space

Further Comments: Wood Frame - Site Built Ridge Board Ridge Board Queen Truss w/ Diagonal Support and Judge Rail Support.



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Insulation

General Observation

Recommend Maintenance

insulation not evenly installed

Description

Further Comments: Loose Fill and Fiberglass Blanket - Consider removal of debris - even up the current insulation and then consider some additional loose fill to increase r-factor



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Attic Vents

General Observation

Attention Required

Under Ventilated

Description

Further Comments: Attic Temp 118F - Represents 33F higher temp than outside temp. Soffit Vents blocked, inadequate air flow. Suggest further inspection and correction - Correction may include cutting soffit vents, creating a baffled air flow space and installing vent covers. Here is a link to provide additional information:
<http://www.youtube.com/watch?v=5ihZI9O-2aI>



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Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Bedroom(s)

Our inspection of the Bedroom area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

General Observation

Safety Concern

consider corrections

Description

Further Comments: Please NOTE- Any outlet that has 3 prongs is NOT grounded - Home originally installed electric outlets would have been two prong outlets with no ground. Any of the replaced outlets w/ 3 prongs are not grounded. A best practice (short of upgrading entire electrical system and wiring) is to install a GFI outlet in areas where required for use of appliances that require a ground socket.



Walls and Ceiling

General Observation

Inspected

Cosmetic Issues only

Description

Material: Bedrooms - Appear to be gypsum/ drywall sheeting over wood frame for walls and ceilings

Further Comments:



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Flooring

General Observation

Attention Recommended

Sub Floor and Joist Frame

Description

Material: Wood Plank Floor joist frame w/ Cross plank sub floor

Further Comments: Please see the STRUCTURE section "MISC" - Negative effects of crawlspace observed via floors being slightly off level or showing dips and valleys.



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Closet(s)

General Observation

Inspected

Fair - Cosmetic Issues only

Description

Material: Wood Frame, Drywall / Gypsum Sheeting w/ installed shelving

Further Comments: Cosmetic Issues only.



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Door(s)

General Observation

Minor Correction Recommended

See STRUCTURE section for Crawlspace Conditions

Description

Material: Hollow Core, Flat Panel

Further Comments: Left side front bedroom door and front center bedroom doors do not close completely within frame and or line up with door latch hardware. The door frame conditions are most likely due to settlement of block piers.



Cabinet(s) / Counter top(s)

General Observation

Minor Correction Recommended

Maintenance Suggested

Description

Material: Wood Plank and or Laminate

Further Comments: Hardware corrections and mild lubrication should improve ease of use.



Window(s)

General Observation

Consider Budget to Replace

SEE structure Section for additional Information

Description

Material: Wood Frame Single Pane Windows

Further Comments: Consider cost to replace vs cost to repair here are a couple of links to provide additional reference information
- <http://www.gsa.gov/portal/content/113490> / <http://www.youtube.com/watch?v=XxS2l6w4wjM>



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Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Smoke detector(s)

General Observation

Further Inspection Recommended

Additional Smoke Heat Units Suggested

Description

Type: Hardwired w/ Battery Back up and Battery operated

Further Comments: There is an installed security system. The system would need to be activated for the heat smoke detection unit to operate. The other two smoke detections units are past useful lifespan. Consider replacement and installation of additional units -- Here is the NFPA recommendations = <http://www.nfpa.org/safety-information/for-consumers/fire-and-safety-equipment/smoke-alarms>



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Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Bathroom(s)

Our inspection of the Bathroom area(s) in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets, also the plumbing system and their components are tested and observed, which includes flushing toilet(s), testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

General Observation

Minor Correction Recommended

Consider Installation of GFI outlets

Description

Further Comments: Consider Installation of GFI outlets in bathrooms - especially since circuits are not grounded. - Pic 4 - the vents in each bathroom should be cleaned prior to use. - Please NOTE- Any outlet that has 3 prongs is NOT grounded - Home originally installed electric outlets would have been two prong outlets with no ground. Any of the replaced outlets w/ 3 prongs are not grounded. A best practice (short of upgrading entire electrical system and wiring) is to install a GFI outlet in areas where required for use of appliances that require a ground socket.



Walls and Ceiling

General Observation

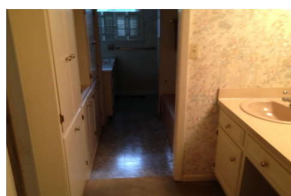
Attention Required

High Level of Moisture Content

Description

Material: Wood Frame w/ Panel Sheeting Walls - Wood Frame and Gypsum Sheeting Ceilings.

Further Comments: The moisture Level of bathroom walls above recommended interior range of 6-9%- The moisture readings of both bathrooms were 18%. This is due to pipe penetrations that lead to crawlspace, crawlspace conditions are causing moisture to enter wall voids. Pic 2. there is a water stain on ceiling in left bathroom. Moisture reading of 8% indicates that this is NOT a current roof leak.



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Floor

General Observation

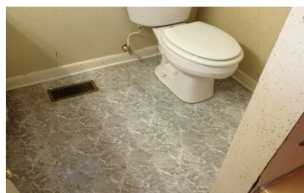
Consider Budget to Replace

Sub Floor Water / Moisture / FUNGI damage

Description

Material: Wood Plank Floor joist frame w/ Cross plank sub floor

Further Comments: Both Bathroom subfloors are water damaged - Consider cost to remove and replace "AFTER" the crawlspace conditions are corrected. - Please see the STRUCTURE section "MISC" - Negative effects of crawlspace observed via floors being slightly off level or showing dips and valleys.



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Cabinet(s) and Counter top(s)

General Observation

Minor Correction Recommended

restoration suggested

Description

Material: Laminate Countertop w/ Wood Frame and Wood Panel Drawers and doors

Further Comments: Some water damage evident, maintenance and adjustment of hardware recommended. Consider surface restoration and or remove and replace during repair of sub floors.



Door(s)

General Observation

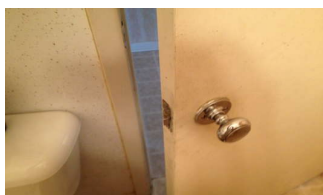
Minor Correction Recommended

Maintenance

Description

Material: Hollow Core, Flat Pane

Further Comments: The latch plate does not align on the right side bathroom door.



Patrick Erb - Home Inspection Services

Date Of Inspection: XXXXXXXXXXXXXXXXXXXX

Inspection Address: 1044 County Highway 1,

Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

Color of boxes below will indicate the level of concern for each area at time of inspection

Plumbing

General Observation

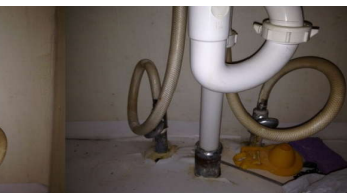
Consider Budget to Replace

Satisfactory

Description



Further Comments: 1. Heavy Rust in supply lines 2. Drain Trap / Pipe of Master Bath Leaking 3. Both bathroom supply line connections show rust and corrosion. 4. Drain Necks of all sinks showing rust - Consider complete removal and replacement of plumbing supply and waste pipes. Consider upgrade to schedule PVC or PEX supply lines.



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Toilet

General Observation

Consider Budget to Replace

Wax Seals / Base Flange

Description

Further Comments: Both Toilets are loose on base - Consider replacement of waste pipes, flange, wax seals and toilet flush and fill hardware (note, it is less expensive to replace toilet vs. professional replacing the hardware.).



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Damaged / Repair

Safety Hazard

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Shower/Tub

General Observation

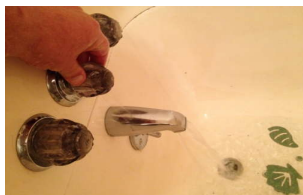
Consider Budget to Replace

Correction Suggested

Description

Type: metal / porcelain tubs and or manufactured unit.

Further Comments: 1. Shower head in right side bath is damaged. 2. Shower Valve - Needs replacement (won't turn off). Supply Lines show rust in pipes.



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Damaged / Repair

Safety Hazard

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Shower walls / Enclosure

General Observation

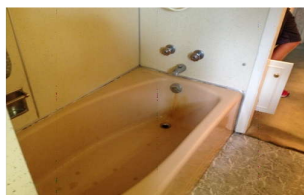
Inspected

Fair to poor

Description

Material: Manufactured Unit in Right side w/ fiberglass insert walls - Master bath walls are manufactured / sectional panels

Further Comments: There is water damage behind walls in master bath panel wall covering. Consider removal, correction and replacement.



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Inspected

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Damaged / Repair

Safety Hazard

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Interior Area

Our inspection of the Interior area(s) includes dining room, den, living room, formal room, office, bar, laundry room, hallways and stairways in accordance with industry standards of practice includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets, also the plumbing system if present and their components are tested and observed, which includes testing functional flow and leaks throughout fixture(s) and faucet(s). Inspect drain, waste and vent system and report on deficiencies. However, we do not move furniture, lift carpets or rugs, empty closets or cabinets. This report is to inform you of current condition as observed at time of inspection.

Electrical / Lighting / Outlets

General Observation

Minor Correction Recommended

Satisfactory

Description



Further Comments: 1. Fuse panel is wired correctly for year built. Consider upgrade cost to circuit breaker panel IF interior is to be fully restored - short of re-wiring - replace current three prong plugs with GFI outlets to improve safety - 2 (pic 3) The 30 amp fuses should be replaced with 20 amp fuses for better circuit protection - pic 4 - Can not confirm operation of hall ceiling light fixture. Pic 5. Alarm siren for security system is damaged. Pic 6 - Security System Wiring Panel is located in rear corner bedroom closet. Please NOTE- Any outlet that has 3 prongs is NOT grounded - Home originally installed electric outlets would have been two prong outlets with no ground. Any of the replaced outlets w/ 3 prongs are not grounded. A best practice (short of upgrading entire electrical system and wiring) is to install a GFI outlet in areas where required for use of appliances that require a ground socket.



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Walls and Ceiling

General Observation

Correction Needed

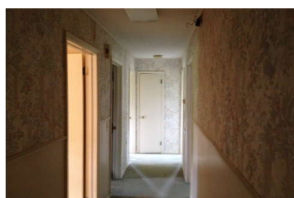
Seal Water Entry

Description



Material: Wood Frame w/ Manufactured Wall Panel and or Gypsum Wall Sheeting

Further Comments: Pic 1. Moisture Readings suggest water stain in dining room is active - most likely due to damaged and blocked rain gutters. Pic 5 and 6 in upper right hand corner - water stain in rear family room - moisture reading suggest that this is NOT a current water leak. -Cosmetic conditions exist in each room - Wall Moisture Readings HIGH in each room due to crawlspace conditions.



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Flooring

General Observation

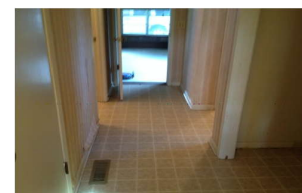
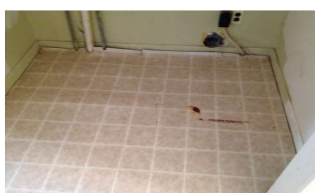
Further Inspection Recommended

Suggest Remove Finish Flooring -Inspect

Description

Material: Wood Frame Floor Joist, Wood Plank, Wood Sheeting Subfloor and 2-3 layers of linoleum and or vinyl floor covering.

Further Comments: Please see STRUCTURE section - Sub Floor water damage in Pantry, laundry room and Right Rear Closet and Right Hall Way - Consider further invasive inspection to determine extent of damage "AFTER" crawlspace conditions are corrected.



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Not Present

Damaged / Repair

Safety Hazard

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Closet(s)

General Observation

Inspected

Satisfactory

Description

Material: Wood door(s)

Further Comments:



Patrick Erb - Home Inspection Services

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Door(s)

General Observation

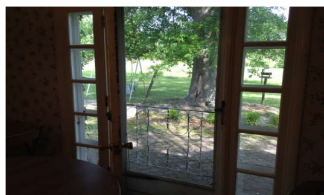
Recommend Maintenance

Satisfactory

Description

Material: Wood Doors w/ or W/O Glass

Further Comments: Dining Room door to exterior - See structure section - Front door -see structure section - Pocket doors, adjustment needed to improve ease of use.



Cabinet(s) / Counter top(s)

General Observation

Minor Correction Recommended

Hardware Repair

Description

Material: Wood - and Or Laminate

Further Comments: The cabinet door in front living room - suggest minor repair to hardware.



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Not Present

Damaged / Repair

Safety Hazard

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Plumbing

General Observation

Consider Budget to Replace

Galvanized Pipe past useful lifespan.

Description

Further Comments: Supply lines not strapped to wall frame in laundry area - Rust at connections -see others sections for additional information.



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Not Present

Damaged / Repair

Safety Hazard

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Kitchen Appliances

Refrigerator / Freezer

General Observation

Inspected

operates

Description

Location: Kitchen - Free standing

Further Comments



Microwave

General Observation

Inspected - Appears Functional

operates

Description

Location: Kitchen - Build in cabinet

Further Comments



Electric Stove / Oven

General Observation

Inspected - Appears Functional

Operates

Description

Location: Kitchen - Build in counter

Further Comments



Patrick Erb - Home Inspection Services

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Inspected

Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Exhaust fan / light

General Observation

Recommend Maintenance

Cleaning Suggested

Description

Location: Kitchen - Build in cabinet

Further Comments

The vent system, filters and passages of vent installed in microwave should be dismantled and cleaned to remove grease / oil build up.



Dishwasher

General Observation

Inspected - Appears Functional

Operates

Description

Location: Kitchen - Free standing between counter/cabinets

Further Comments



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Inspection Address: 1044 County Highway 1,

Inspected
Not Inspected
Not Present
Damaged / Repair
Safety Hazard

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Heating and Cooling

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Through Wall Heat and Cooling Unit

General Observation

Inspected - Appears Functional

Furnace Name: _____ **Year Model:** _____
Model #: _____ **Serial #:** _____
Heat source type: _____
Fuel type: _____ **Vent type:** _____
Location: _____



Further Comments

Unit Operates - Suggest cleaning of coils and replace filter.

HVAC Ducts

General Observation

Damaged / Repair Needed

Correction / Restoration Suggested



Further Comments

#####

Heat Pump / A/C Compressor Unit

General Observation

Recommend Maintenance

Suggest Service Call

Furnace Name: Carrier **Year Model:** 1997
Model #: 50ZH-036-301 **Serial #:** 4997G41420
Cooling type: Compressed Freon / Forced Air
Location: Right Side (facing)



Further Comments

Suggest Service Call, unit cleaning - Please Note - Emergency Heat Function May not be installed in unit. Unit may be nearing end of lifespan.

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Not Inspected

Not Present

Damaged / Repair

Safety Hazard

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Cooling System 2

General Observation

Inspected

Satisfactory



Further Comments

Condensation Tube Blocked - Bottom of Unit Rusted on interior

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Not Inspected

Not Present

Damaged / Repair

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Water Heating System(s)

There are a wide variety of residential water heaters systems that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always a good idea to have them installed over a drain pan plumbed to the exterior. Also, it is very important to flush them annually to remove loose sediment that includes the calcium chloride bi-products of many water softening systems. The water temperature should be set at a minimum range of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

General Description

Water Heating System

General Observation

Attention Recommended

Unit at / Near Useful Lifespan

Brand: Reliance

Year Model: 2000

Model #: 64020RS

Serial #: J00422432

Type of system: Electric Water heating Tank

Fuel type: Electricity

Tank capacity: 40

Location: Closet Near Dining Room

Ventilation type: No Ventilation Required

Further Comments

1. Supply Line Connections Rusted 2. A drain tube should be installed on the temp/pressure relief valve - unit is 14 years of age. 13-15 is average age of electric water heaters.



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