



RESIDENTIAL REPORT

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Samuel Snyder
OCTOBER 18, 2019



Inspector

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SUMMARY



RECOMMENDATION

- ⊖ 2.3.1 Plumbing - Water Heater: Exposed electrical
- ⊖ 3.2.1 Structural Components - Floor Structure: Evidence of Wood Destroying Organism
- ⊖ 4.2.1 Exterior - Exterior Doors: Hardware Damaged
- ⊖ 6.2.1 Electrical - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Missing bushings
- ⊖ 6.2.2 Electrical - Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Double tap
- ⊖ 6.5.1 Electrical - Polarity and Grounding of Receptacles: open ground
- ⊖ 6.6.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 6.7.1 Electrical - Smoke Detectors: Smoke detector
- ⊖ 6.8.1 Electrical - Carbon Monoxide Detectors: No carbon monoxide detector
- ⊖ 9.1.1 Interiors - Walls: Nail Pops
- ⊖ 9.1.2 Interiors - Walls: Poor Patching
- ⊖ 9.5.1 Interiors - Countertops & Cabinets: Countertop Cracked/Chipped
- ⊖ 9.6.1 Interiors - Doors: Door Sticks
- ⊖ 11.4.1 Insulation and Ventilation - Exhaust Systems: Bathroom Vents Into Attic

1: INSPECTION DETAILS

Information

In Attendance Client, Client's Agent	Occupancy Furnished, Occupied	Style Ranch
Temperature (approximate) 78 Fahrenheit (F)	Type of Building Single Family	Weather Conditions Clear

Limitations

General

ATTIC INACCESSIBLE

LAUNDRY ROOM

attic was inaccessible due to freezer location.

was my freezer so i stood on it anyway.

2: PLUMBING

		IN	NI	NP	D
2.1	Fixtures / Faucets	X			
2.2	Drain, Waste, & Vent Systems	X			
2.3	Water Heater	X			
2.4	Vents, Flues, & Chimneys	X			
2.5	Sump Pumps / Sewage Ejectors			X	
2.6	Fuel Storage & Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Filters

None

Main Water Shut-Off Device
(Location)

Crawlspace
Front of house just inside crawl
space vent



Material - Distribution

Pex
Main water shut off inside crawl
space vent



Source

Public

Drain, Waste, & Vent Systems:
Drain Size

2"



Drain, Waste, & Vent Systems:
Material

Iron

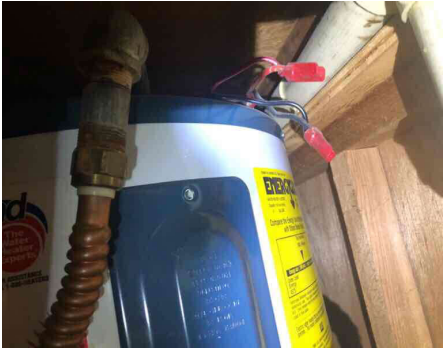
Water Heater: Capacity

30 Gallons

Water Heater: Location

Under kitchen sink
Water heater is located under
kitchen sink

Water Heater: Power Source
Electric



Main Fuel Shut-Off (Location)
Backyard, on above ground fuel tank (propane)



back yard

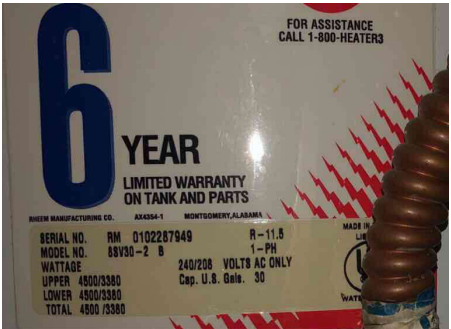


fuel shutoff

Material - Water Supply
Galvanized, Pex



Water Heater: Manufacturer
Rheem



Observations

2.3.1 Water Heater

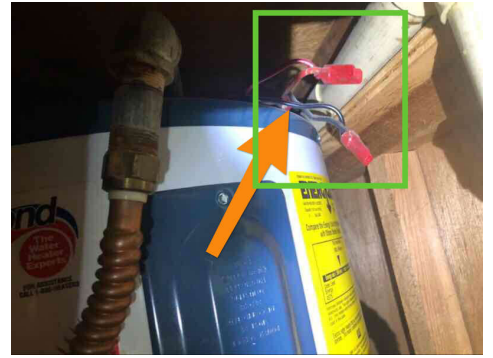
EXPOSED ELECTRICAL

UNDER KITCHEN SINK

Exposed electrical connection for hot water heater. Should be in an approved electrical enclosure. Recommend further evaluation by qualified electrician.

Recommendation

Contact a qualified professional.



3: STRUCTURAL COMPONENTS

		IN	NI	NP	D
3.1	Foundation, Basement & Crawlspaces	X			
3.2	Floor Structure	X			
3.3	Wall Structure	X			
3.4	Ceiling Structure	X			
3.5	Roof Structure & Attic	X			

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Information

Foundation, Basement & Crawlspaces: Material
Masonry Block



Floor Structure: Basement/Crawlspace Floor
Dirt

Floor Structure: Material
Wood I-Joists, Dirt floor with vapor barrier

Floor Structure: Sub-floor
Plank

Wall Structure: Material
Wood

Ceiling Structure: Material
Wood

Roof Structure & Attic: Material
Wood

Roof Structure & Attic: Type
Gable

Inspection Method

Attic Access, Crawlspace Access



Observations

3.2.1 Floor Structure

EVIDENCE OF WOOD DESTROYING ORGANISM

Wood floor joist show evidence of wood destroying organisms. Recommend further evaluation by qualified/licensed pest control company.

Recommendation

Contact a qualified professional.



4: EXTERIOR

		IN	NI	NP	D
4.1	Siding, Flashing & Trim	X			
4.2	Exterior Doors	X			
4.3	Decks, Balconies, Porches & Steps	X			
4.4	Eaves, Soffits & Fascia	X			
4.5	Vegetation, Grading, Drainage & Retaining Walls	X			
4.6	Walkways, Patios & Driveways	X			

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Information

Inspection Method

Attic Access, Crawlspace Access,
Visual

Siding, Flashing & Trim: Siding Style

Beveled

Decks, Balconies, Porches & Steps: Appurtenance

Covered Porch, Front Porch, Patio

Decks, Balconies, Porches & Steps: Material

Concrete

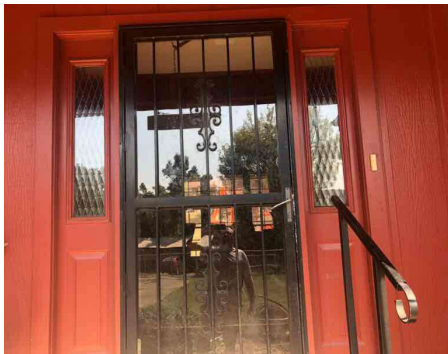
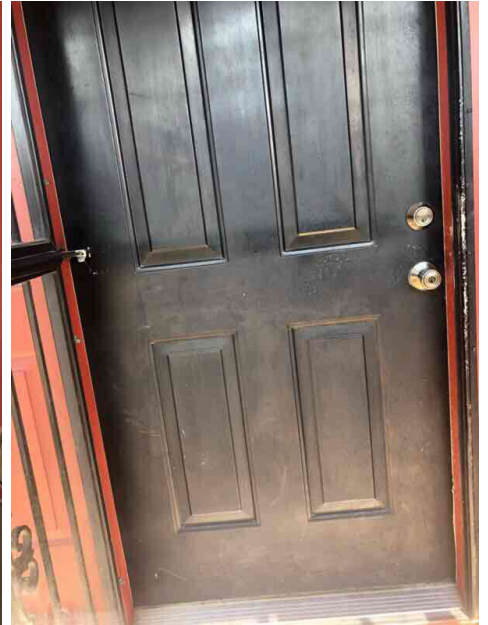
Siding, Flashing & Trim: Siding Material

Brick



Exterior Doors: Exterior Entry Door

Wood, Glass

**Vegetation, Grading, Drainage & Retaining Walls: Vegetation**

Vegetation in contact with roof and siding allowing for moisture and pest intrusion. Recommend trees be trimmed at minimum 12" from house.



Vegetation, Grading, Drainage & Retaining Walls: Downspout extensions

Properly installed downspout extensions



Vegetation, Grading, Drainage & Retaining Walls: Rear drain swale

Due to the slope of the rear of the house, a concrete swale was observed. No damage was present. Recommend continuous maintenance to keep it cleaned out

Walkways, Patios & Driveways: Driveway Material

Concrete, Pavers



Observations

4.2.1 Exterior Doors

HARDWARE DAMAGED

FRONT DOOR

One or more pieces of door hardware are damaged. Recommend repair or replace.



5: ROOFING

		IN	NI	NP	D
5.1	Coverings	X			
5.2	Roof Drainage Systems	X			
5.3	Flashings	X			
5.4	Skylights, Chimneys & Roof Penetrations	X			

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Information

Roof Type/Style

Gable

Expected life span

expected life span on roof is thought to be 3-5 years

Coverings: Material

Asphalt

Roof Drainage Systems: Gutter Material

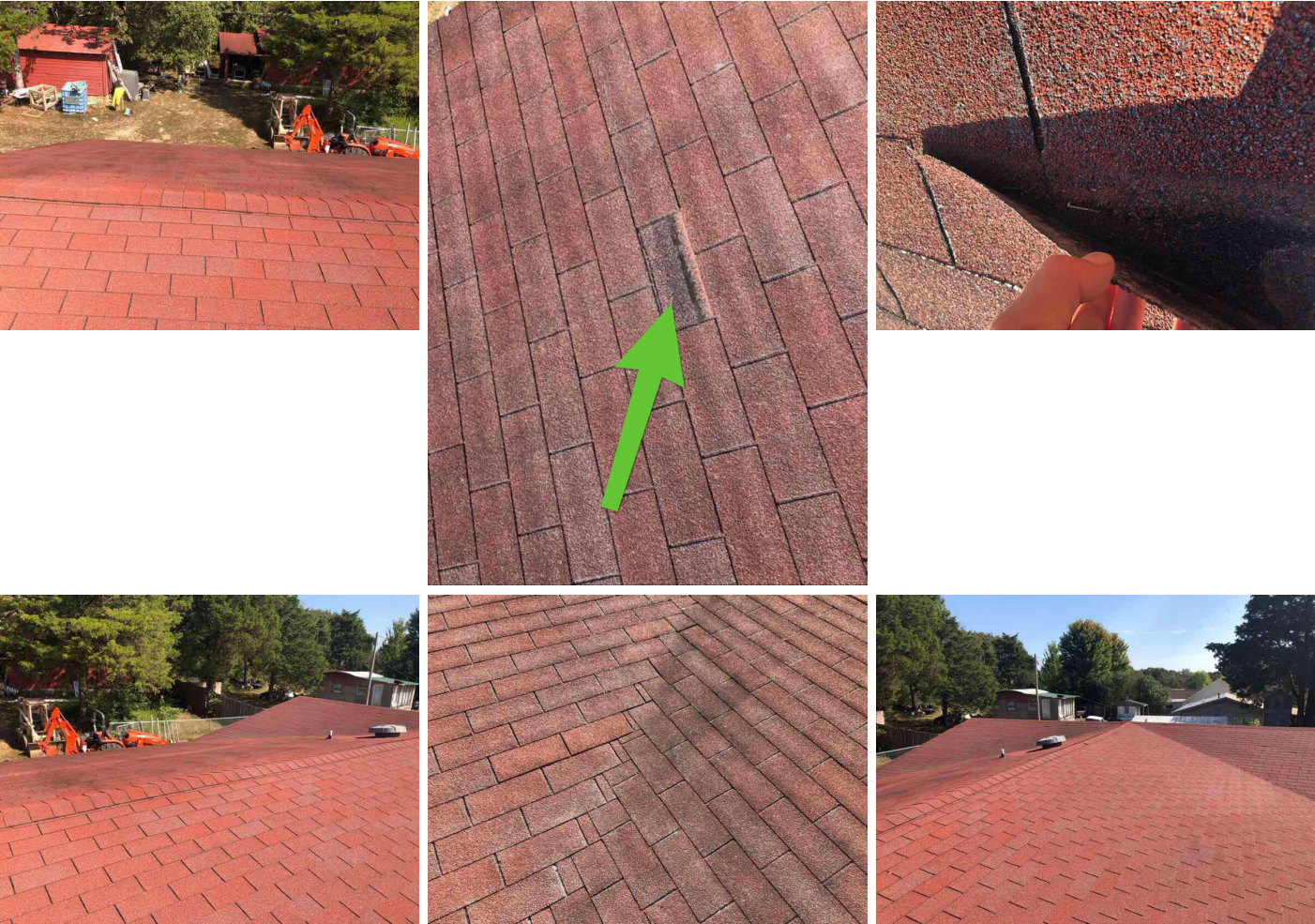
Aluminum

Flashings: Material

Aluminum

Inspection Method

Walkon



Limitations

General

3 TAB SHINGLE

Roof shingle missing. Recommend further monitoring for damaged or missing shingles in the future.



6: ELECTRICAL

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
6.4	Connected Devices and Fixtures	X			
6.5	Polarity and Grounding of Receptacles	X			
6.6	GFCI & AFCI	X			
6.7	Smoke Detectors	X			
6.8	Carbon Monoxide Detectors			X	

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Information

Branch Wire 15 and 20 AMP

Copper

Wiring Method

Romex

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity

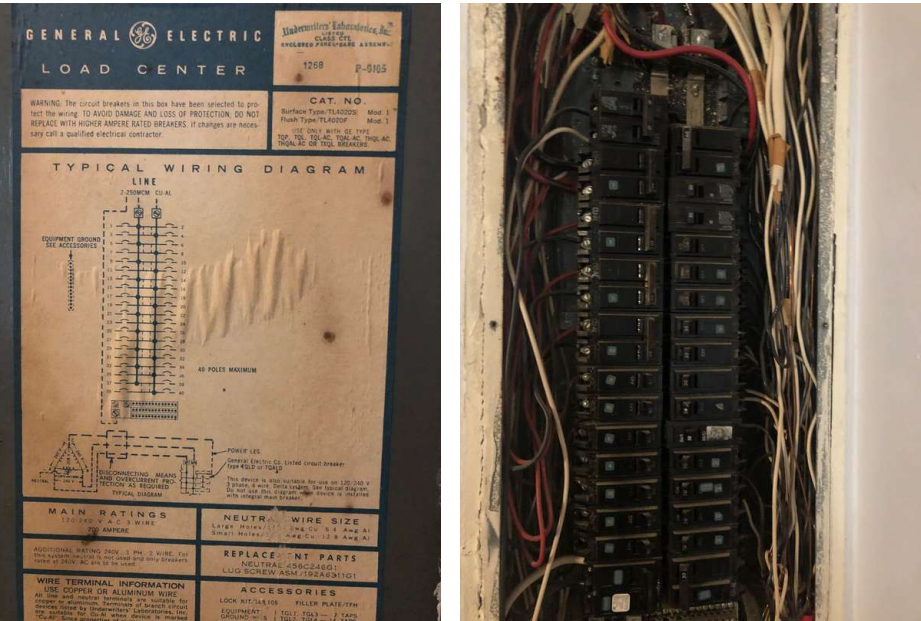
200 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer

General Electric

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type

Circuit Breaker



Service Entrance Conductors: Electrical Service Conductors

Below Ground



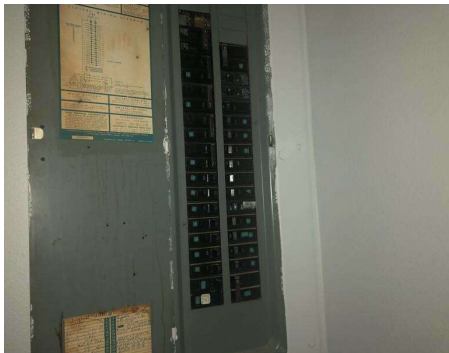
North



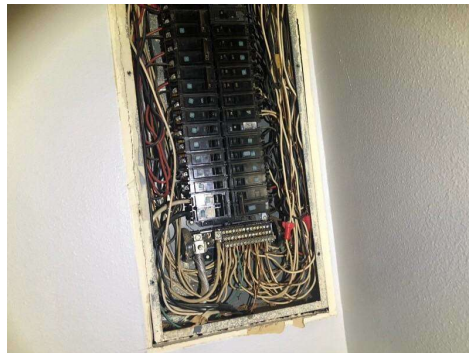
main disconnect

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations

Master bedroom



panel cover on



panel cover off

GFCI & AFCI: GFCIs

GFCI's tested in kitchen and bathrooms. appeared functioning correctly at the time of inspection

Smoke Detectors: Smoke detectors

Smoke detectors were observed and were operating at the time of inspection



foyer

Observations

6.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

MISSING BUSHINGS

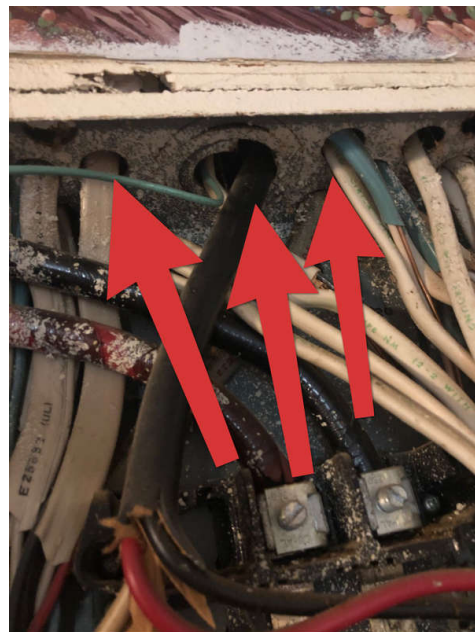
MASTER BEDROOM

Bushings were observed to be missing. May cause wires to be damaged.

Recommend further evaluation by licensed/qualified electrician.

Recommendation

Contact a qualified professional.



missing bushings

6.2.2 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

DOUBLE TAP

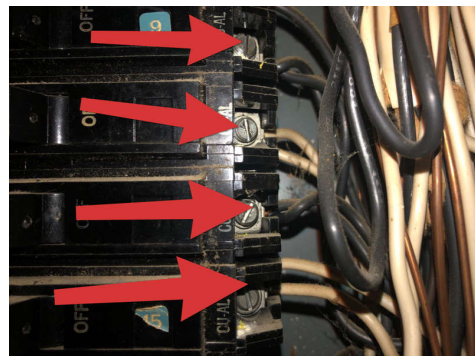
MASTER BEDROOM

Double tap wiring observed on circuit breakers.

Recommend further evaluation by licensed/qualified electrician.

Recommendation

Contact a qualified professional.



double taps

6.5.1 Polarity and Grounding of Receptacles

OPEN GROUND

LIVING ROOM AND HALLWAY

Open grounds were noted in multiple locations. Recommend further evaluation by qualified/licensed electrician.

Recommendation

Contact a qualified professional.



Living Room



hallway

6.6.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

EXTERIOR OUTLETS

No GFCI protection present in exterior locations. Recommend licensed electrician upgrade by installing ground fault receptacles in exterior locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

6.7.1 Smoke Detectors

SMOKE DETECTOR

HALLWAY

Battery was removed from smoke detector.

Recommend installing battery for proper operation

Recommendation

Recommended DIY Project



Hallway

6.8.1 Carbon Monoxide Detectors

NO CARBON MONOXIDE DETECTOR

No carbon monoxide detectors were present. Recommend having them installed in appropriate location.

Recommendation

Contact a qualified professional.

7: HEATING

		IN	NI	NP	D
7.1	Heating Equipment	X			
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys			X	

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Information

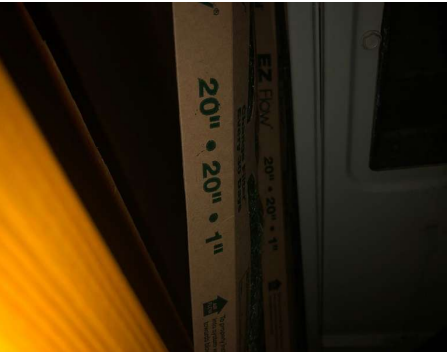
Heating Equipment: Brand
Trane

Heating Equipment: Energy Source
Electric

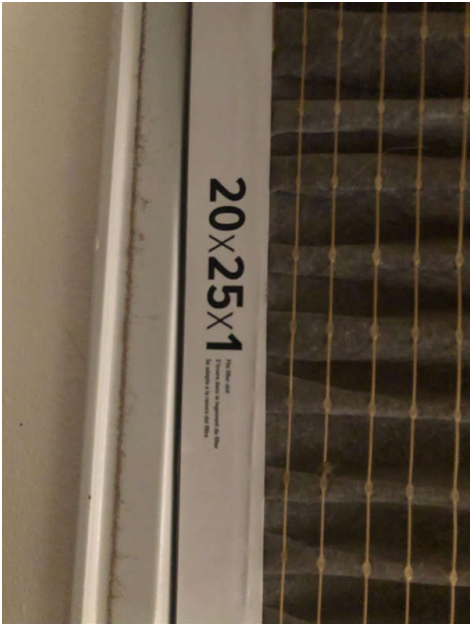
Heating Equipment: Filter Type
Disposable

Distribution Systems: Ductwork
Insulated

Heating Equipment: Filter Size
20x20x1 filter #1/20x25x1 filter #2



In unit #1



In return air vent-filter #2

Heating Equipment: Heat Type

Electric Baseboard, Electric Wall Heater, Propane wall mount heater

**Limitations**

Distribution Systems

DUCT INSULATION

Duct insulation damaged causing condensation puddle at this location

8: AIR CONDITIONING

		IN	NI	NP	D
8.1	Cooling Equipment	X			
8.2	Distribution System	X			

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Information

Type	Cooling Equipment: Energy Source/Type	Cooling Equipment: Location
Ceiling Fan, Air Conditioner	Central Air Conditioner, Electric, Ceiling Fan	Exterior East
Cooling Equipment: Brand		
Trane		



Outside unit



Hall closet

Cooling Equipment: BTU/TONNAGE
2.5

BTU or tonnage is the capacity of the unit. Measured by the square footage of the home. Read more on energy efficient air conditioning [at Energy.gov.](#)

Distribution System: Configuration

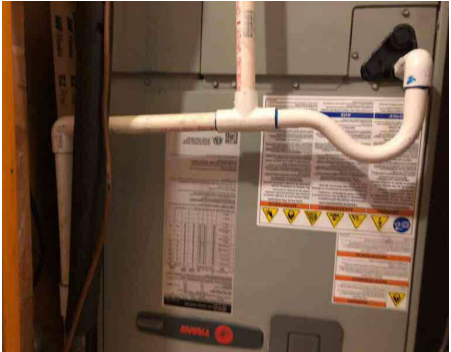
Split



Exterior unit



Condenser



9: INTERIORS

		IN	NI	NP	D
9.1	Walls	X			
9.2	Ceilings	X			
9.3	Floors	X			
9.4	Steps, Stairways & Railings	X			
9.5	Countertops & Cabinets	X			
9.6	Doors	X			
9.7	Windows	X			
9.8	Garage Door			X	

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Information

Walls: Wall Material
Drywall

Ceilings: Ceiling Material
Gypsum Board

Countertops & Cabinets:
Cabinetry
Laminate

Countertops & Cabinets:
Countertop Material
Laminate

Windows: Window Manufacturer
Unknown

Garage Door: Material
No garage

Garage Door: Type
None

Floors: Floor Coverings
Carpet, Linoleum



Windows: Window Type

Casement, Storm



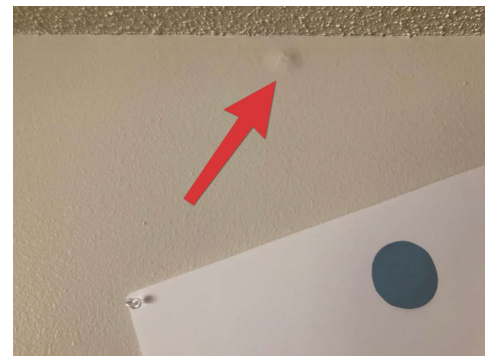
Observations

9.1.1 Walls

NAIL POPS

LIVING ROOM

Protruding nail heads visible at the time of the inspection. Protruding nails can be hammered back in and the drywall finished to match the existing wall surfaces.

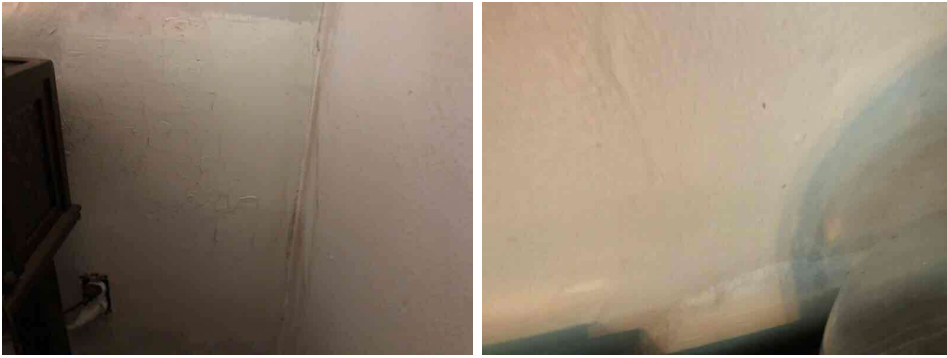


9.1.2 Walls

POOR PATCHING

LIVING ROOM

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.



9.5.1 Countertops & Cabinets

COUNTERTOP CRACKED/CHIPPED

KITCHEN

Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

[Here is a helpful article](#) on repairing cracks, chips & fissures.



9.6.1 Doors

DOOR STICKS

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation

Contact a qualified carpenter.



Front door

Front door jam

10: BUILT-IN APPLIANCES

		IN	NI	NP	D
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal			X	

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Information

Refrigerator: Brand
GE



Range/Oven/Cooktop: Exhaust
Hood Type
Vented

Range/Oven/Cooktop:
Range/Oven Energy Source
Gas

Dishwasher: Brand
Bosch



Range/Oven/Cooktop: Range/Oven Brand
GE



11: INSULATION AND VENTILATION

		IN	NI	NP	D
11.1	Attic Insulation	X			
11.2	Vapor Retarders			X	
11.3	Ventilation	X			
11.4	Exhaust Systems				X

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Information

Dryer Power Source 220 Electric	Dryer Vent Metal (Flex)	Flooring Insulation Batt, Fiberglass
Attic Insulation: Insulation Type Blown	Attic Insulation: R-value 30	Ventilation: Ventilation Type Gable Vents



Exhaust Systems: Exhaust Fans Fan with Light
--

Observations

11.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.





12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	D
12.1	Fireplaces, Stoves & Inserts			X	
12.2	Fuel-buring Accessories			X	
12.3	Chimney & Vent Systems			X	

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Information

Type
None

STANDARDS OF PRACTICE

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Insulation and Ventilation

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in fireplaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.