UPRIGHT
PROFESSIONAL
INSPECTIONS

(254) 300-6545
shane@upright.pro

PROFESSIONAL HOME INSEPCTION REPORT



Client: [redacted]
Address: [redacted]
Date: [redacted]

Inspector: **Shane Zimmerman**
License#: **24563**



I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Slab-on-Grade

Comments:

Signs of Structural Movement or Settling

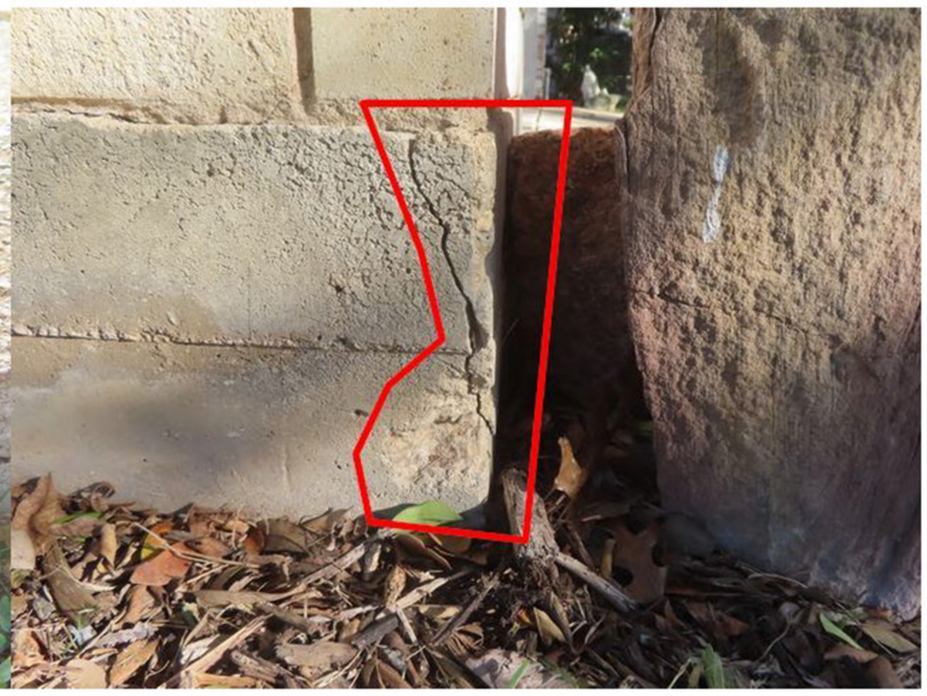
There are a few small cracks under the left side of the front doorframe. There is also a rectangle of concrete cut out of the back porch, which is evidence of previous concrete foundation repairs. The tile in the kitchen/foyer has been replaced. Lastly, there is a crack in the brick siding above the kitchen rear exterior door that could be caused by differential settlement. Now, there are so few signs of settlement throughout the rest of the house, that I am not concerned about a current problem with the foundation; it appears as though any problem has been repaired. However, I would recommend asking the sellers if they have any information about this. Sometimes there is a warranty that has to be transferred within a limited timeframe of signing the contract. As far as the crack in the foundation under the front door, just monitor it. If the crack expands to 1/8" (where you can stick a nickel into the gap), then you should have a foundation company come out to inspect the foundation. The crack in the brick siding will be discussed further in the Walls section of this report.





There are corner pop in the foundation at the front-left and front-right corners of the house. Corner pops can pop off entirely, which would leave the siding above unsupported. The cracks need to be fully exposed, then patched with cement.





In the garage, there is an exposed rebar on the upper level of the foundation. This needs to be

second story exterior wall. It appears as though these leaks were caused by a lack of proper flashing. These areas have an extreme amount of caulking, which indicates to me that they were never properly repaired. I recommend having a roofing company come out during the option period to provide a quote for fixing the flashing at these locations and to add a dryer exhaust vent roof jack.



The flashing at the base of the chimney is lifting and needs to be re-secured.



Current code requires that all siding be between 1-2 inches above the shingles of the roof, if a wall touches a roof. This is required to prevent the siding, regardless of type, from touching the shingles, so they will not retain water and suffer from water damaging. This may have something to do with the caulking above the first story roof. Also, I noticed that there are some trim boards on the front side of the roof that are touching and are rotting. I recommend any 1x2 trim boards be replaced with fiber-cement boards and slightly raised. The vertical trim board can be trimmed and re-painted.
There are some PVC vent pipes sticking out of the roof that need additional paint. The paint is required, because it prevent the PVC from becoming brittle, from being exposed to the sun's UV rays.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D





There are freon lines over the upper attic access. Code requires the attic access to be free and clear of all wires, hoses, and ducts, so you can enter without damaging any system or component. The upper attic access is missing the required insulation. I recommend cutting come foam insulation panels and gluing them to the top of the cover.





There is evidence of water damage in the first-story attic above the laundry room. This was caused by the inadequate flashing at the roof/wall junction and has already been discussed in the roof covering section of the report. I recommend spraying the wood with bleach to kill anything that might be growing. Then replace any members that are severely damaged.







There is evidence of water damage in the second-story attic next to the chimney. This was caused by the inadequate flashing at the roof/chimney junction and has already been discussed in the roof covering section of the report. I recommend spraying the wood with bleach to kill anything that might be growing. Then replace any members that are severely damaged.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D



The counterbalance spring in the garage side room window is broken and needs to be replaced.
The lock for the window above the kitchen sink is broken and needs to be replaced.

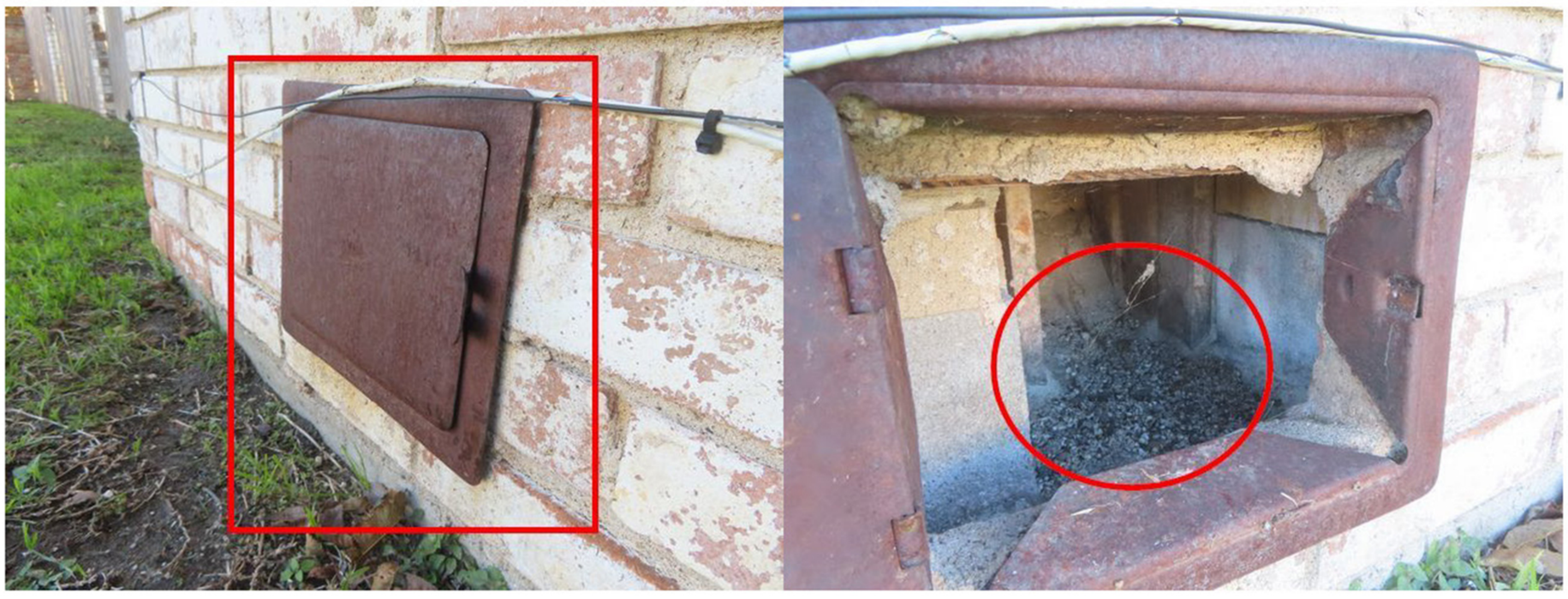


There is evidence of water penetration at the front windows in the garage, dining room, and den. This is causing cracking in the drywall under the window sills. Also there is evidence of water penetration at the window above the kitchen sink and at the window in the middle rear bedroom. The exterior of these windows needs to be caulked to ensure no future water penetration.



I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

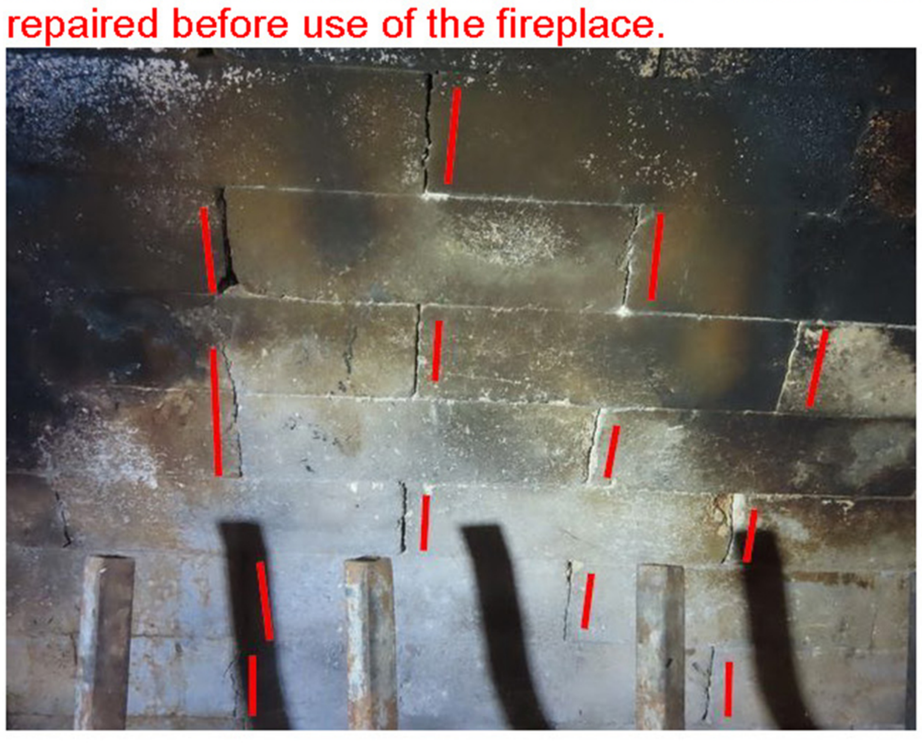
I	NI	NP	D



A layer of creosote appears to be built-up on inside of the flue. This is a fire-hazard, because the heat of a fire could ignite the creosote, starting a fire outside the firebox. This flue needs to be cleaned before use of this fireplace.



The mortar between the fire-bricks inside the firebox of the fireplace has cracks and gaps in it. This is a safety concern, because heat from a fire could escape the firebox and cause damage to the building materials on the other side of the fire-bricks. This could lead to a fire or compromise the structural integrity of the standard bricks which comprise the chimney. This needs to be repaired before use of the fireplace.



I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	
☑	☐	☐	☐	**K. Porches, Balconies, Decks, and Carports**
☐	☑	☑	☐	**L. Other**

Comments:

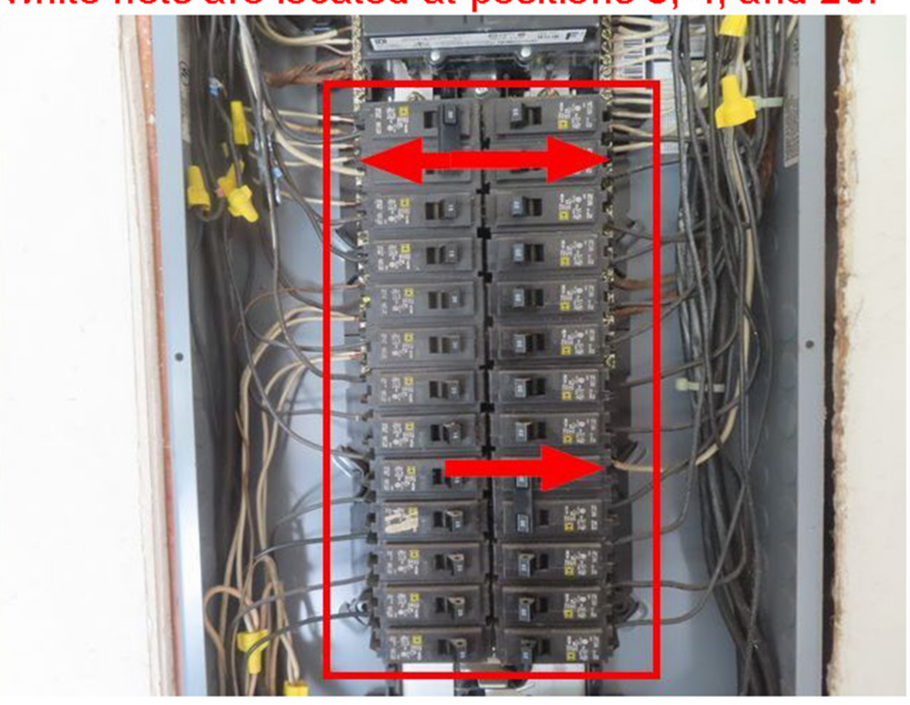
II. ELECTRICAL SYSTEMS

☑	☐	☐	☑	**A. Service Entrance and Panels**

Comments:
Type of Wiring: Aluminum
Type of Service Conductors: Underground

Main Disconnect Panel:
The breakers on the main service panel are not properly labeled. This is a safety concern, because someone may be shocked while working on a circuit they believe to be turned off. The breakers should be labeled immediately.
ARC Fault Circuit Interrupting breakers are required for the lights and outlets in all sleeping rooms as well as the kitchen, living room, all hallways and closets, etc. Pretty much the only rooms inside the house which do not require AFCI Breakers are bathrooms. There are currently no AFCI breakers installed. This is a safety concern and should be addressed immediately.
There are white wires being used as hot conductors without the proper identification. Current code requires both ends of all white wires being used as such to be wrapped in either black or red electrical tape. This is a safety concern, because someone working on one of these circuits can be shocked or may improperly wire an appliance which could lead to a fire. This needs to be addressed immediately. It appears as though the white hots are located at positions 3, 4, and 20.





☑	☐	☐	☑	**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper
Comments:

Outlet and Switches
There are exterior outlet/s which have covers rated for damp environments. However, this/these outlet/s is/are fully exposed and required weatherproof covers rated for wet environments. This is a shocking hazard, and all covers for exterior outlet which are fully exposed need to be replaced with weatherproof covers immediately. The last image is an example of a weatherproof outlet cover.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D



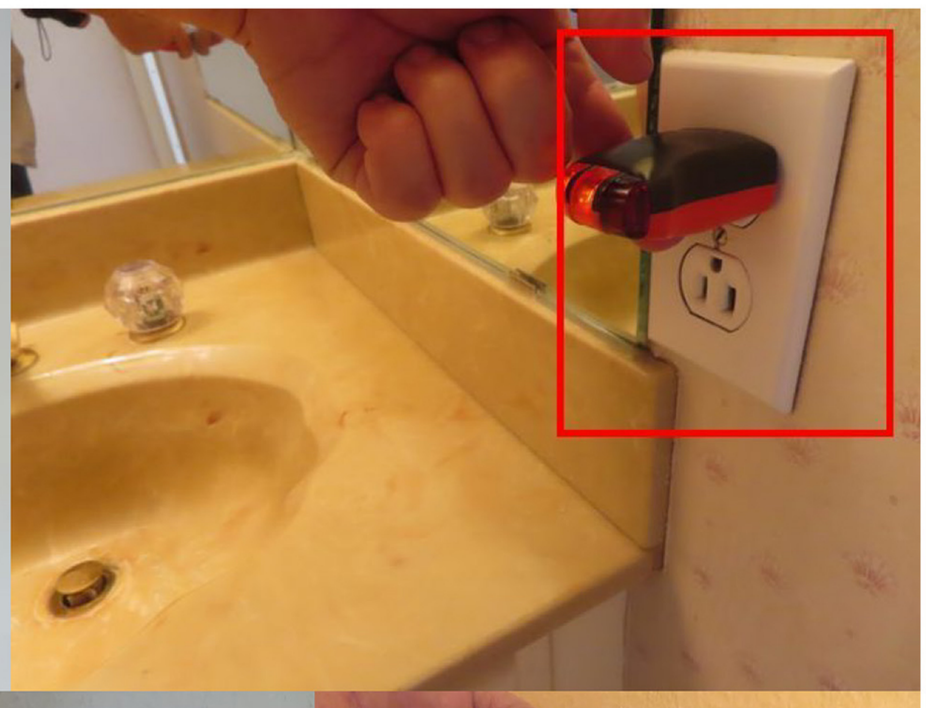


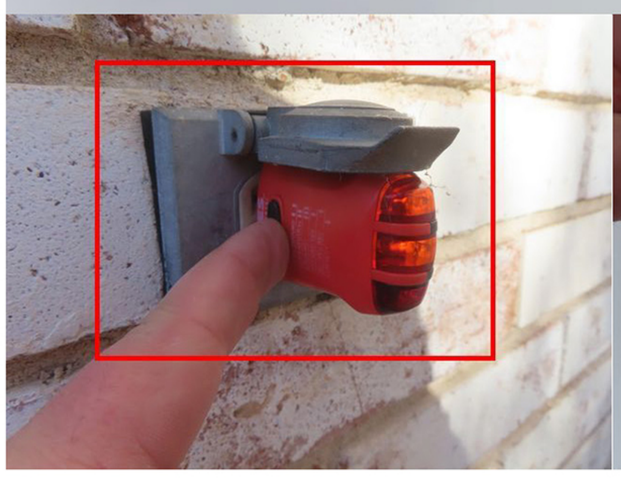
Ground-Fault Protection:

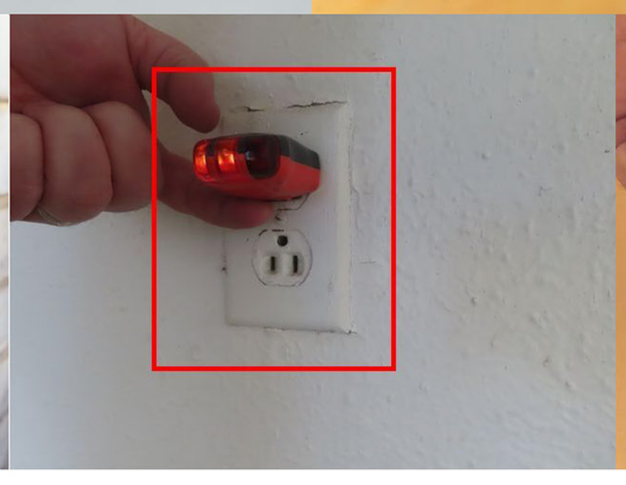
				Reset Location:
Kitchen:	☐ Yes	☑ No	☐ Partial	Missing
Bathrooms:	☐ Yes	☑ No	☐ Partial	Missing
Exterior:	☐ Yes	☑ No	☐ Partial	Missing
Garage:	☐ Yes	☑ No	☐ Partial	Missing
Laundry:	☐ Yes	☑ No	☐ Partial	Missing

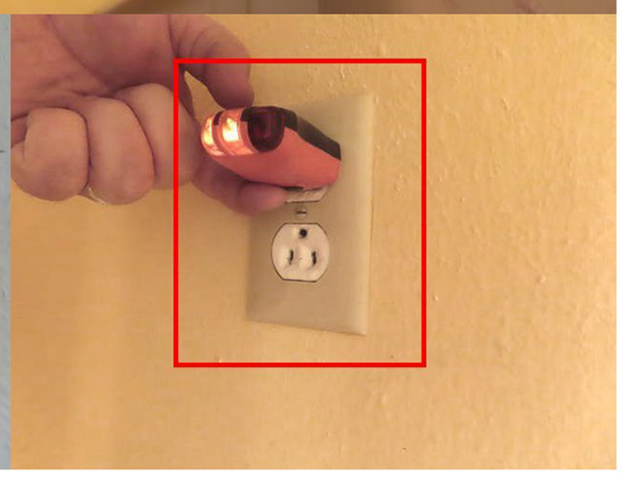
The locations listed above are considered wet/damp environments, and all outlet receptacles installed in these locations are required by current code to have ground-fault protection. All of the outlets throughout the house are missing the required ground-fault protection. This is a safety concern which should be addressed immediately. Either the first outlet/s in the circuit/s can be replaced with GFCI Outlet/s or the breaker/s serving the circuit/s can be replaced with GFCI Breaker/s.





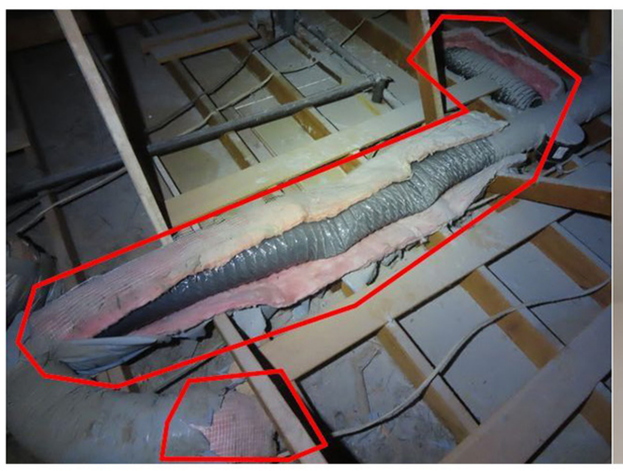






I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D






The ducts are touching each other in some areas. They are required to be separated by at least a piece of batten insulation to prevent condensation from forming on the outside of the ducts, which could cause moisture damage to the building components of the house.
The ducts are laying across the insulation/ceiling joists in the attic. Current code requires the ducts to be hung to prevent condensation which can form on the exterior of the insulated flexible ducting, from causing water damage to the insulation or wooden structure of the house. The ducts should hung with straps that are at least every 4 feet and no less than 1.5 inches wide (wider is better), with no more than ½ inch of sag per lineal foot between supports. The second image is an example of properly installed ducting.




IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

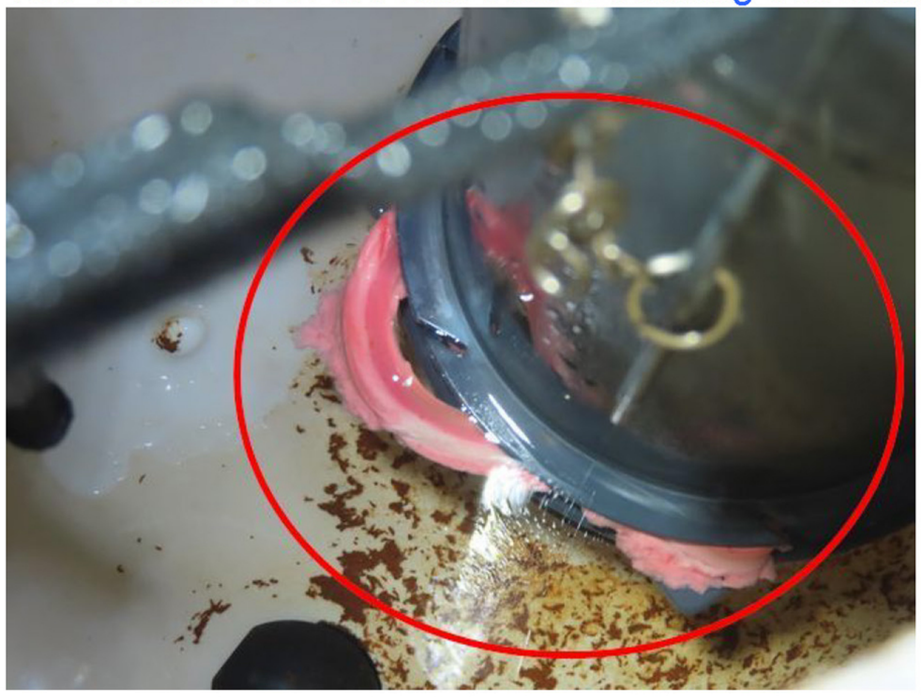
Location of water meter: Front Yard
Location of main water supply valve: At Meter
There are no deficiencies in either of the images below.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



Commodes
Comments:
The commode in the half-bath is running constantly. The inner components need to be replaced.



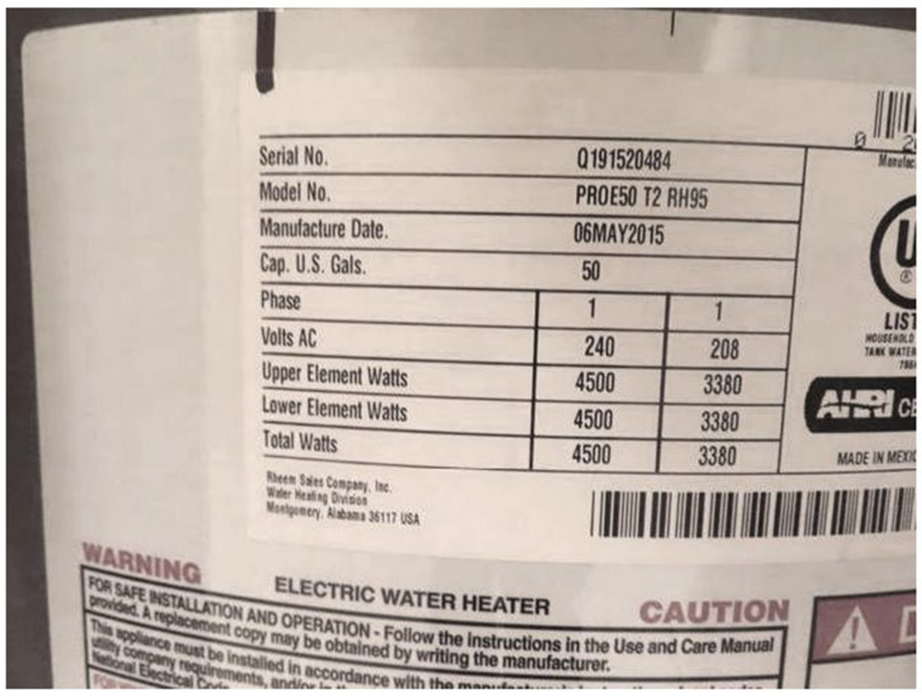
Washing Machine Connections
Comments:
The cold water connection for the washing machine is leaking. It needs to be replaced.



Exterior Plumbing
Comments:
The required anti-siphon device is missing from all exterior water faucets. This is a safety concern, because the anti-siphon device prevents the ground water from flowing back into and contaminating the clean/potable water system of the house. Anti-Siphon devices should be installed on all hose bibs immediately. The last image is an example of an anti-siphon device.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



The TPR Valve is terminated in the wall. I knew the drain line entered the wall, but I assumed it connected with the water heater drain pan drain line that terminates in the garage. This was wronge. The TPR valve operated properly, but the water flowed in the wall. The water flowed out of the wall in the garage. I recommend replacing the TPR valve and having the new TPR drain line terminate in the drain pan.





☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

GFCI condition: N/A GFCI Reset Location: N/A

Underside of Tub Readily Accessible: N/A

☐ Debris in Port Openings ☐ Loose Switches ☐ Inoperative
☐ Leak in Plumbing ☐ Leaking Faucet ☐ Hot/Cold Reversed

☐ ☑ ☑ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: N/A

Type of gas distribution piping material: N/A

Comments:

☐ ☑ ☑ ☐ **F. Other**

Comments:

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

is heating up the attic, which makes it more difficult for the AC unit to cool the house, and lint is being blown into the attic. This is a safety concern, because lint can clog the line at this termination in the attic, and it could start a fire. This needs to be repaired immediately, and the interior of this duct needs to be cleaned to ensure no fires and proper air-flow. I recommend having this terminate at the roof.

