



INSPECTION REPORT
207 Juniper Court
Savannah GA 31405

INSPECTED BY
Keith Ware
Pride Home
Inspections, LLC

INSPECTION DATE
📅 11/10/2025
🕒 10:00 AM

Table of Contents

[Cover Page.....1](#)

[Table of Contents.....2](#)

[Intro Page.....3](#)

[1 Structure.....5](#)

[2 Roof.....10](#)

[3 Heating and Cooling.....13](#)

[4 Electrical.....15](#)

[5 Plumbing.....17](#)

[6 Exterior.....21](#)

[7 Interior.....26](#)

[8 Kitchen and Built-in Appliances.....29](#)

[9 Bathrooms.....31](#)

[10 Attic.....33](#)

[11 Laundry Room.....34](#)

[12 Chimney / Fireplace.....35](#)

[General Summary.....36](#)

General Info

Property Address 207 Juniper Court Savannah GA 31405	Date of Inspection 11/10/2025	Report ID 112500X
Customer(s) Mrs. Main Street	Time of Inspection 10:00 AM	Real Estate Agent

Inspection Details

Standards of Practice: International Association of Certified Home Inspectors (InterNACHI) Member Number : NACHI18092824	Temperature during inspection: Below 65 (F) = 18 (C)	Weather during the Inspection: Partly Cloudy
Significant precipitation in last 3 days?: No	Ground/Soil surface condition: Dry	Type of building: Single Family (2-story)
Home Faces: North	Approximate Square Footage: 1204	Approximate Year of Original Construction: 1940
Inspection started at: 10am	Inspection ended at: 11:30am	Occupancy: The home was occupied
Attending the Inspection: Buyer Agent		

Comment Key & Definitions

<u>Comment Key</u>
The following are comment descriptions represented in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.
Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.
Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.
Not Present (NP) = This item, component or unit is not in this home or building.
Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Note

Occupied Home: The home was occupied at the time of inspection. As such, the occupant's furnishings and belongings may have at times concealed defects that would have otherwise been observed during a home inspection. In each of these events, every effort was made to inspect the component or components while respecting the current occupant's belongings.

1. Structure

Styles & Materials

Method used to Inspect Crawlspace: Inspector entered the crawlspace	Foundation Configuration: Concrete Masonry Unit (CMU) Pier to Beam / Floor Joist	Sub Floor Structure: Oriented strand board (OSB) sheathing over wood joists Plywood sheathing over wood joists Wood planks over 2x wood joists
Floor Structure- Intermediate Support: Wood beam girder Concrete Masonry Units (CMU) piers	Floor Structure- Perimeter Bearing: Rests on top of foundation wall	Exterior Wall Structure: 2x4 Wood Frame (conventional)
Typical Ceiling Structure: Drywall attached to dimensional lumber ceiling joists		

		IN	NI	NP	RR
1.0	Foundation	•			•
1.1	Floor Structure	•			•
1.2	Wall Structure	•			
1.3	Ceiling Structure	•			
1.4	Roof Structure	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

1.0 Observation: Multiple deficiencies were noted within the foundation system that should be further evaluated by a specialist. 1. There were no support piers installed in a large area beneath the living and dining rooms. The required layout of support piers is dependant upon load calculations determined by an engineer which far exceed the scope of a home inspection. That said, the typical layout of CMU piers is one every 8 feet. 2. Floor-to-wall separation was observed in the bedrooms on the left side of the home. The floor was sagging here and appeared to have settled in certain locations, likely due to a deficiency in the foundation. 3. One CMU pier was improperly oriented which may compromise its ability to bear weight. CMU piers should be oriented such that the open cores face upward. 4. It was apparent that past repairs were made to the foundation. Recommend that you acquire documentation of the repair from the seller to obtain any transferable warranty that may exist.
--

Recommendation: A foundation specialist should perform a comprehensive evaluation of the home's foundation and repair as needed. The specialist's evaluation should include the entire foundation system and not only the items mentioned above.



no support piers installed at front-right corner in crawlspace



floor-to-wall separation in primary bedroom (left side of home)



floor-to-wall separation in primary bedroom (left side of home)



floor-to-wall separation in primary bedroom (left side of home)



floor-to-wall separation in guest bedroom (left side of home)



open cores should be vertically oriented



apparent foundation repairs: recommend acquiring documentation from seller

1.1 Observation: Possible mold-growth on sub-floor within crawlspace.

Comment: The affected area encompassed the sub-floor beneath the living and dining rooms (front-right corner). The sub-floor in this area was comprised of OSB, which is more susceptible to moisture damage than other types of materials. The photo represents a small sample of the flooring that was affected. The presence of mold can only be confirmed via laboratory testing.

Recommendation:

1. A certified mold assessor take samples as necessary to confirm/deny the presence of mold.
2. If the assessment confirms the presence of mold, recommend a carpenter replace the affected sub-floor.
3. Following any remediation or repairs, a second sample should be taken by a certified mold assessor to confirm the issue has been resolved.



apparent mold growth on OSB sub-floor at the front-right corner area within the crawlspace

1.4 Observation: The roof framing was modified. Two knee-wall studs had been cut/removed, possibly in order to accommodate the air handler.

Comment: A roof knee wall is a short vertical wall, typically under three feet high, that supports the rafters in a roof structure.

Recommendation: Repair by a licensed roofer.



roof knee-wall bracing was modified in attic

2. Roof

Styles & Materials

Method of inspection:
Walked the roof

Roof style:
Gable

Assessed Roof Age:
First Third of service life

Primary roof-covering type:
Architectural Laminate Shingle
(typically rated for 30 to 50 year service life)

Underlayment/Interlayment:
Felt
Concealed - majority of underlayment concealed beneath shingles

Framing type:
Conventional framing

Roof sheathing material:
Wood boards (not spaced, solid sheathing)

Drainage system description:
Gutters were not installed

		IN	NI	NP	RR
2.0	Roof Covering Condition	•			
2.1	Roof Flashing	•			•
2.2	Roof Exterior	•			
2.3	Roof Interior	•			
2.4	Roof Sheathing	•			
2.5	Underlayment	•			
2.6	Plumbing and Combustion Vents	•			
2.7	Roof Penetrations	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

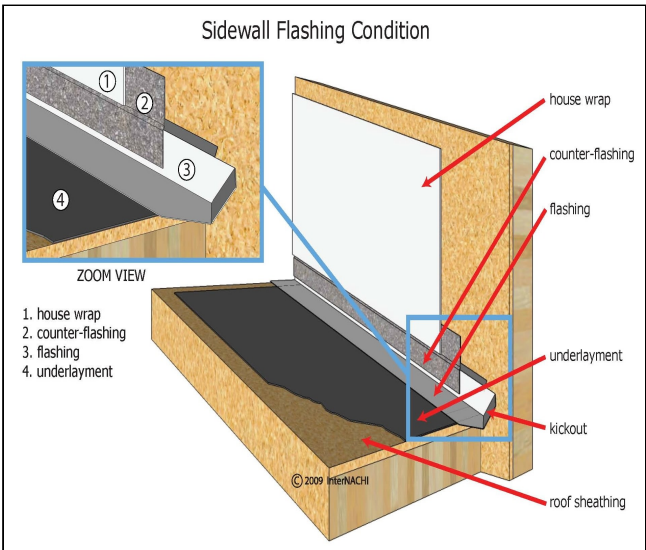
2.1 (1) Observation: A kickout flashing was missing at the referenced location.

Comment: Metal flashings are installed wherever an increased possibility of moisture intrusion may occur. In this case, a kickout flashing should be installed where the exterior sidewall extends beyond the edge of the roof. A kickout flashing will reduce the risk of water damage within this wall.

Recommendation: Kickout flashing installation by a roofing contractor.



right side: kickout flashing missing



kickout flashing diagram

2.1 (2) Observation: Flashing was missing at the referenced location.

Comment: Flashings are installed wherever an increased possibility for moisture intrusion exists. In this instance, wind-driven rain is likely to damage the exposed wood beneath the eave where the two roof slopes intersect. There is also an elevated risk of moisture intrusion here.

Recommendation: A licensed roofer install flashing to prevent water damage and leakage at the junction of the primary and sunroom roofs.



flashing missing where at junction of primary roof and front porch overhang

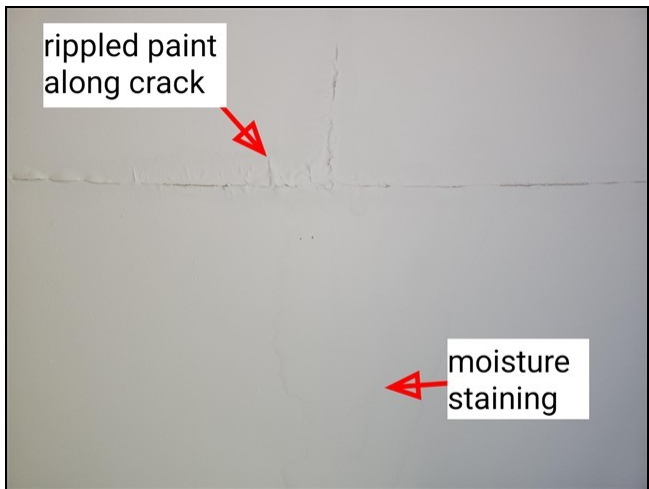


flashing missing where at junction of primary roof and front porch overhang (zoom view)

2.3 Observation: There was a crack in the laundry room ceiling, along the edges of which the paint was rippled. Extended downward from the crack (towards the eave) was a moisture stain.

Comment: Due to the vaulted ceiling, this area of the roof was not visible from within the attic, so a roof leak could not be confirmed. The moisture stain was checked with a moisture meter and was dry at the time of inspection.

Recommendation: A licensed roofer evaluate this area for leaks and repair as needed.



crack & moisture staining on laundry room ceiling

3. Heating and Cooling

Styles & Materials

HVAC System Type: Heat Pump; split system (approx. service life: 12 years)	Number of HVAC Systems: 1	Energy Source: Electric
Exterior Unit Brand: Carrier Model / Serial Number : 25HCE430A300 / 1621E03440	Exterior Unit Manufacture Date: 2021	Interior Unit Brand: Carrier Model / Serial Number : FB4CNP030 / 4021F31196
Interior Unit Manufacture Date: 2021	Refrigerant: R410A - Compliant. Will be phased out at the close of 2036.	# of Thermostats: 1
Thermostat: Digital	Ducts: Insulated	Filter: Disposable

		IN	NI	NP	RR
3.0	Heating, Ventilation, and Air Conditioning (HVAC) Overall Condition	•			
3.1	Air Handle Drain Pan(s)	•			
3.2	Float Switch	•			
3.3	Refrigerant Lines	•			
3.4	Ductwork	•			•
3.5	Condensation Drain Line	•			
3.6	Thermostat	•			
3.7	Filter Condition	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

3.4 Observation: A flattened air supply duct in the attic.

Comment: Pinched or flattened ducts restrict airflow which causes condensation to accumulate. Accumulated condensation will eventually corrode the duct and leak.

Recommendation: Further evaluation and repair or replacement as needed by a licensed HVAC technician.



flattened, constricted HVAC duct in bonus room attic

4. Electrical

Styles & Materials

Service Entrance Configuration: Service Drop (overhead) Aluminum 120/240 volt service	Service Entrance Conductor Ampacity: 150 amps	Number of Service Panels: 1
Service Panel Type: Load Center	Service Panel Ampacity: Appears adequate for this home	Service Disconnect Location: At Service Panel
Service Disconnect Type: Breaker	Service OCPD Type: Breakers	Service Grounding Electrode: Not Visible (possibly Ufer or Water Pipe)
Type of Branch Wiring: Vinyl-coated Romex (Non-Metallic sheathing) Solid Copper Stranded Copper Cloth-coated (outdated, in use from 1900s to 1960s)	Ground Fault Circuit Interruptor (GFCI) Protection: YES (up-to-date)	

		IN	NI	NP	RR
4.0	Electric Meter	•			
4.1	Service Panel(s)	•			
4.2	Service Disconnect	•			
4.3	Service Grounding Electrode System & Service Bond	•			
4.4	Equipment Grounding & Bonding	•			
4.5	Overcurrent Protection Devices (Breakers)	•			
4.6	Electrical Receptacles (interior)	•			
4.7	Electrical Receptacles (exterior)	•			
4.8	GFCI/AFCI Protection	•			
4.9	Switches	•			
4.10	Lighting	•			
4.11	Visible Branch Wiring	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

4.11 (1) Observation: Hazardous electrical wiring in the crawlspace.

Comment: An live (hot) cloth-coated wire was cut and laying on the floor of the crawlspace.

Recommendation: Repair by a licensed electrician.



hazardous electrical wiring in crawlspace

4.11 (2) Observation: At the attic entrance, electrical wiring was precariously located atop joists, insulation, and flooring. Individuals entering or storing items in the attic here may damage the wiring.

Recommendation: A licensed electrician clean up the branch circuit wiring at the attic entrance to reduce the risk of future damage.



electrical wiring was precariously installed at attic entrance

5. Plumbing

Styles & Materials

Water Supply Source: Public Water Supply	Water Distribution Pipe Material: Galvanized steel (installed prior to 1960s) Cross-linked Polyethylene (PEX)	Sewage System Type: Public
Drain Waste and Vent Pipe Materials: Polyvinyl Chloride (PVC) Cast Iron (pre-1970s)	Number of Water Heaters: 1	Water Heater Manufacturer: Rheem Model / Serial Number : ECO200XLN3-1 / W132331412
Date of Manufacture: 2023	Water Heater Fuel Type: Natural Gas	Water Heater Type: On-demand
Water Heater Tank Capacity: Tankless	Type of Gas: Natural Gas	Gas Pipe Material: Galvanized Steel Copper

		IN	NI	NP	RR
5.0	Water Heater	•			
5.1	Water Distribution	•			•
5.2	Drain, Waste, and Ventilation (DWV)	•			•
5.3	Plumbing Fixtures	•			
5.4	Exterior Plumbing	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

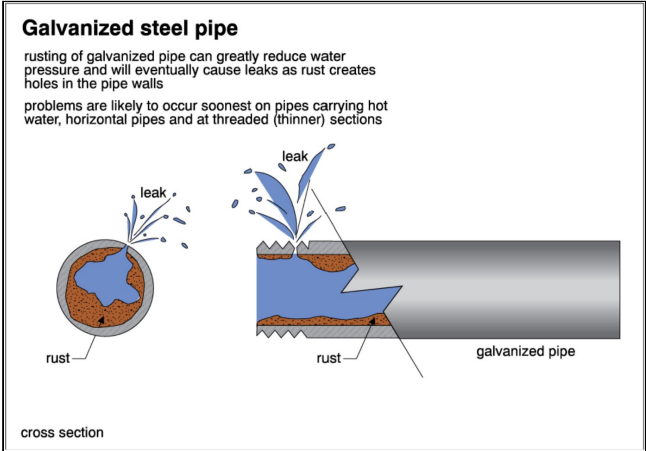
5.1 Observation: Some of the visible water supply lines in the home were galvanized, which has an average life expectancy of 50-80 years. In one instance (pictured), the galvanized pipe was corroded and there was moisture staining on the sub-floor surrounding it.

Comment: Galvanized piped were installed in homes from the late 19th to mid-20th century. These pipes can rust from the inside out, and gradually corrode, closing up the inside pipe diameter. If the water pressure in the home seems to be getting lower, or there are visible rust or metal fragments in the water, this could be an indication of interior corrosion. Eventually, these pipes may leak, and if inside walls or ceilings, can cause significant damage.

Recommendation: A licensed plumber evaluate the condition of the home's galvanized steel water supply lines and repair or replace as needed.



corroded galvanized water supply pipe
surrounded by moisture-stained wood



galvanized steel pipe

5.2 (1) Observation: A bathroom leak had caused moisture damage to sub-floor and sub-floor framing.

Comment: The specific location of the leak could not be identified. Given the nature and extent of damage, it appeared the leak had occurred for an extended period of time. Newer sub-floor in some surrounding areas may suggest past repair attempts.



water damage to sub-floor framing due to leak beneath bathroom



moisture-staining on sub-floor beneath bathroom



elevated moisture levels on sub-floor at areas where there was moisture staining on wood

5.2 (2) Observation: The presence of outdated cast iron drain pipes.

Comment: Cast iron drains were installed prior to the 1970s and have an average service life of 50 to 100 years. Cast iron drains corrode from the inside out which compromises their integrity and reduces the diameter which impedes drainage.

Recommendation: A licensed plumber or other qualified professional perform a sewer scope inspection to assess current condition of the home's drains and repair or replace as needed.



older cast iron drains; recommend sewer scope (standard)

6. Exterior

Styles & Materials

Exterior Wall-covering

Material(s):

Vinyl Siding
Aluminum Siding

Exterior Doors:

Wood

Driveway Material(s):

Concrete

Walkway Material(s):

Concrete

		IN	NI	NP	RR
6.0	General Grounds	•			
6.1	Driveway	•			•
6.2	Walkways	•			•
6.3	Front Porch / Stoop	•			
6.4	Patio	•			•
6.5	Exterior Walls	•			
6.6	Siding & Trim	•			•
6.7	Exterior Wall Penetrations	•			•
6.8	Exterior Doors	•			
6.9	Exterior Windows	•			•
6.10	Exterior Stairs	•			•
6.11	Trees, Landscaping, & Vegetation	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

6.1 Observation: Significant cracking at the concrete driveway.

Comment: The cracking appeared to have been an ongoing problem and was likely caused by a combination of tree root grown and erosion. The cracks were extensive and created uneven surfaces in multiple locations.

Recommendation: Repair by a driveway repair or concrete contractor.



significant cracking in concrete driveway

6.2 Observation: Offset cracks in the walkway at the referenced locations.

Comment: Offset cracks occur when one side of the crack is higher/lower than the opposing side. Offset cracks are a trip/fall hazard.

Recommendation: Repair by a concrete specialist.



offset crack l'm front walkway



offset crack in front walkway

6.4 Observation: Cracking of marginal concern on the concrete patio. One corner appeared to be

settling, likely due to erosion.

Comment: Concrete cracks are fairly typical, normally innocuous, and can be caused by a variety of environmental factors during or after installation. The cracks here were likely due to erosion and tree root growth over time.

Recommendation: Further evaluation and repair as needed by a concrete contractor.



widespread cracking in concrete patio



patio: corner of concrete slab cracked & settling

6.6 Observation: Unsealed holes and minor damage to the siding at the referenced locations.

Recommendation: Repair by a siding specialist.



unsealed holes in siding at front porch



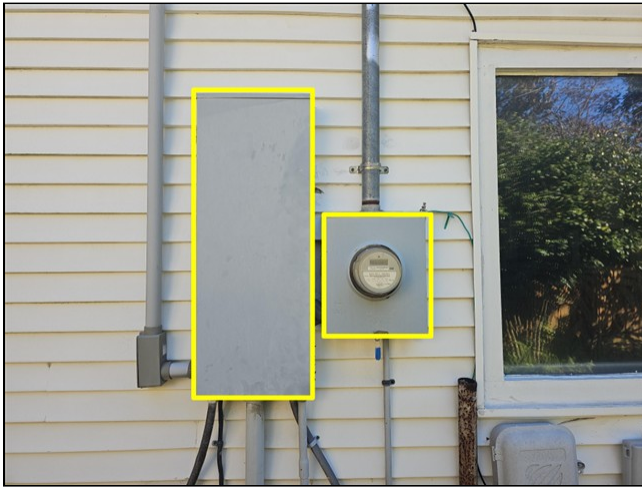
minor siding damage at right-rear corner

6.7 Observation: The exterior wall was poorly sealed against moisture intrusion where the service panel and meter were installed.

Comment: The meter and panel appeared to have been installed prior to the siding. As such, they were recessed behind the surface of the siding which created a gap around the perimeter which will allow

moisture intrusion.

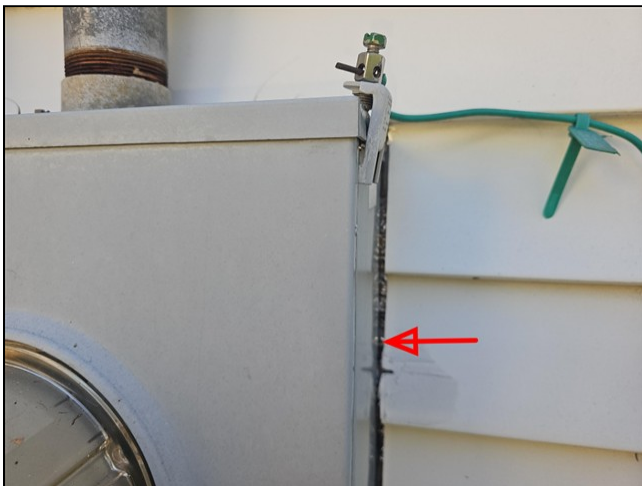
Recommendation: A siding specialist install drainage provisions (j-channels) around the edges, or use other approved methods as needed, to prevent moisture intrusion.



edges of service panel & meter were not sealed to prevent moisture intrusion



unsealed edges



unsealed edges

6.9 Observation: Gaps in the sealant around multiple exterior windows.

Comment: Gaps in sealant may allow a relatively small amount of leakage over an extended period of time, during which moisture damage is likely to occur within the wall cavity.

Recommendation: A qualified professional evaluate the condition of each window's sealant and repair as needed.

6.10 Observation: A loose handrail at the front porch due to a detached post.

Recommendation: Repair or replacement as needed by a qualified contactor.



front porch: railing post base was detached,
railing was loose

6.11 Observation: Tree debris had accumulated on the roof over the front porch.

Comment: Tree debris will build up over time and prevent the shingles from drying properly following rainfall which will shorten the lifespan of the shingles.

Recommendation:

1. A qualified professional should remove any debris currently on the roof.
2. A tree expert should trim any limbs hanging over the roof to prevent future occurrences.



tree debris buildup on front porch overhang

7. Interior

Styles & Materials

Floor Covering Material(s):

Wood

Walls and Ceilings:

Drywall

Window Glazing:

Double-pane

Window Operation:

Double-hung

Sliding

Fixed

		IN	NI	NP	RR
7.0	Floors	•			•
7.1	Walls	•			
7.2	Ceilings	•			•
7.3	Doors	•			
7.4	Windows and Skylights (Interior)	•			
7.5	Closets	•			
7.6	Stairs	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

7.0 Observation: A floor plank was delaminated in the kitchen.

Recommendation: Repair by a flooring specialist.



delaminated flooring in kitchen

7.2 Observation: There was widespread ceiling cracking throughout the home.

- The ceiling in the living room sagged along the crack where indicated.

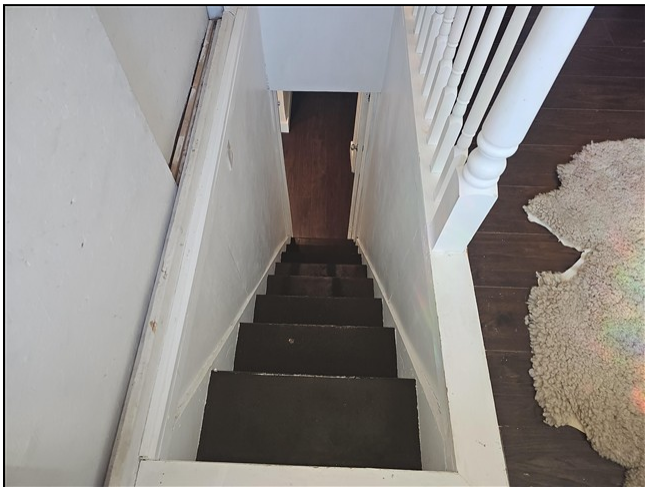
- A



living room ceiling: sagged & cracked

7.6 (1) Observation: A handrail was not installed on the stairs leading to the bonus room.

Recommendation: Handrail installation by a carpenter.



handrail not installed

7.6 (2) Observation: A loose newel post resulted in a loose railing atop the staircase in the bonus room.

Recommendation: A carpenter anchor the newel post properly such that the railing feels secure when handled.



loose newel post at upstairs railing

8. Kitchen and Built-in Appliances

Styles & Materials

Refrigerator Brand: Samsung Model / Serial Number : RF25C5551SR/AA / 0BRC4BAX301817A	Range/Oven Brand: Whirlpool Model / Serial Number : AER6303MFS2 / R93167526	Range Type: Electric
Range Hood: Ductless Lights and fan operable Recirculating (removable filter)	Dishwasher brand: Amana Model / Serial Number : ADB1400AGS1 / F93575472	Dishwasher Anti-siphon method: Correct: High-loop installed
Built-in Microwave Brand: Amana Model / Serial Number : AMV2307PFS07 / TRC3376815		

		IN	NI	NP	RR
8.0	Refrigerator	•			
8.1	Range	•			
8.2	Range Hood	•			
8.3	Dishwasher	•			
8.4	Built-in Microwave	•			
8.5	Garbage Disposal	•			
8.6	Cabinets & Countertops	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

8.1 Observation: Food & grease buildup within the oven.

Recommendation: Have the oven cleaned prior to closing.



inside of oven was dirty

9. Bathrooms

		IN	NI	NP	RR
9.0	Shower	•			•
9.1	Toilet	•			•
9.2	Sink	•			
9.3	Cabinets and Countertops	•			
9.4	Ventilation	•			
9.5	Mirrors	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

9.0 Observation: A loose shower head stem.

Comment: The shower head stem moved easily when handled.

Recommendation: Repair by a licensed plumber.



loose showerhead stem

9.1 Observation: A loose toilet at the referenced location.

Comment: Loose toilets may be caused by improperly torqued anchor bolts or a degraded wax ring seal.

Recommendation: Repair by a licensed plumber.



bathroom: loose toilet

10. Attic

Styles & Materials

Attic Access Type:
wall hatch (hinged door in wall)

Attic Inspected From:
Inside the attic

Insulation Material:
Blown-in Fiberglass

General Insulation Depth / R-value:
less than 12 inches (below R-30) -
substandard for local climate

		IN	NI	NP	RR
10.0	Attic Access	•			
10.1	Attic Thermal Envelope	•			•
10.2	Attic Ventilation	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

10.1 Observation: The attic insulation had settled/compacted over time which decreases effectiveness.

Comment: Compaction is a natural occurrence; however, compacted insulation is not as effective at preserving interior temperatures in this state.

Recommendation: An insulation contractor replace or amend the attic insulation where needed.



compacted blown-in fiberglass insulation in the attic

11. Laundry Room

Styles & Materials

Dryer Power:	Dryer Vent:	Dryer vent location (exterior):
Electric	Smooth-bore metal (UL-approved)	exterior wall

		IN	NI	NP	RR
11.0	Dryer Venting	•			•
11.1	Receptacles, Switches, Connections	•			
		IN	NI	NP	RR

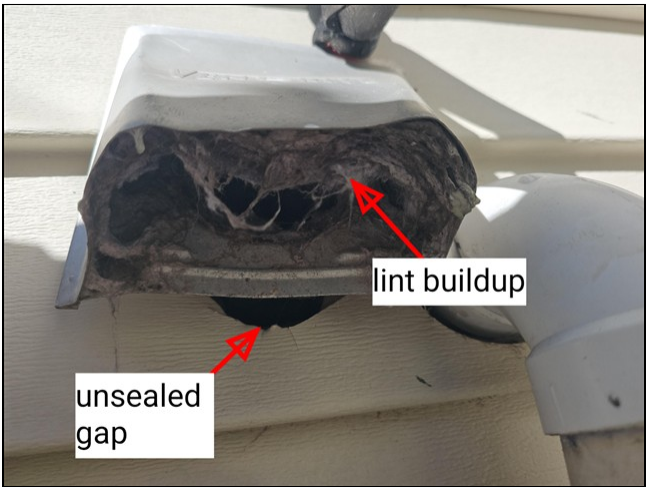
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

11.0 Observation: The dryer vent was clogged which prevented the self-closing damper from sealing properly. Additionally, the exterior wall penetration was poorly sealed where the duct exited the wall.

Recommendation:

- 1. Clean the duct and vent so the damper closes and seals properly.
- 2. A qualified contractor should seal the gaps around the duct where it exited the wall.



dryer vent was clogged & poorly sealed where it exited the wall

12. Chimney / Fireplace

Styles & Materials

Chimney Construction:Concrete Masonry Unit (CMU)

Flue material:Clay tile

		IN	NI	NP	RR
12.0	Overall Condition: Chimney & Fireplace	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair/Replace

Comments:

12.0 Observation: A wood-burning fireplace had been retrofitted with a gas burner and logs. The fireplace controls were not operated due to the fact that it had apparently been unused for an extended period along with the following.

1. A bookcase was positioned in front of the fireplace at the time of inspection, indicating the fireplace is not used regularly.
2. There was a marginal buildup of soot or creosote on the interior surfaces of the chimney and flue. Creosote is a highly flammable, tar-like byproduct of burning wood that builds up inside a chimney flue and is bad because it can ignite and cause dangerous chimney fires. Soot, on the other hand, is a dry, powdery like substance that indicates incomplete combustion.

Recommendation:

1. A licensed chimney sweep clean the flue to remove soot/creosote.
2. A fireplace technician test the function of the gas logs, controls, and burner ribbon. Repair as needed.



older fireplace controls that appear to have been unused for an extended period



chimney flue had marginal buildup

General Summary



**Savannah, GA 31419
(912) 320-1755**

Customer
Mrs. Main Street

Address
207 Juniper Court
Savannah GA 31405

1. Structure

1.0 Foundation

Inspected, Repair/Replace

Observation: Multiple deficiencies were noted within the foundation system that should be further evaluated by a specialist.

1. There were no support piers installed in a large area beneath the living and dining rooms. The required layout of support piers is dependant upon load calculations determined by an engineer which far exceed the scope of a home inspection. That said, the typical layout of CMU piers is one every 8 feet.

2. Floor-to-wall separation was observed in the bedrooms on the left side of the home. The floor was sagging here and appeared to have settled in certain locations, likely due to a deficiency in the foundation.

3. One CMU pier was improperly oriented which may compromise its ability to bear weight. CMU piers should be oriented such that the open cores face upward.

4. It was apparent that past repairs were made to the foundation. Recommend that you acquire documentation of the repair from the seller to obtain any transferable warranty that may exist.

Recommendation: A foundation specialist should perform a comprehensive evaluation of the home's foundation and repair as needed. The specialist's evaluation should include the entire foundation system and not only the items mentioned above.

1.1 Floor Structure

Inspected, Repair/Replace

Observation: Possible mold-growth on sub-floor within crawlspace.

Comment: The affected area encompassed the sub-floor beneath the living and dining rooms (front-right corner). The sub-floor in this area was comprised of OSB, which is more susceptible to moisture damage than other types of materials. The photo represents a small sample of the flooring that was affected. The presence of mold can only be confirmed via laboratory testing.

Recommendation:

1. A certified mold assessor take samples as necessary to confirm/deny the presence of mold.
2. If the assessment confirms the presence of mold, recommend a carpenter replace the affected sub-floor.
3. Following any remediation or repairs, a second sample should be taken by a certified mold assessor to confirm the issue has been resolved.

1.4 Roof Structure

Inspected, Repair/Replace

Observation: The roof framing was modified. Two knee-wall studs had been cut/removed, possibly in order to accommodate the air handler.

Comment: A roof knee wall is a short vertical wall, typically under three feet high, that supports the rafters in a roof structure.

Recommendation: Repair by a licensed roofer.

2. Roof

2.1 Roof Flashing

Inspected, Repair/Replace

(1) Observation: A kickout flashing was missing at the referenced location.

Comment: Metal flashings are installed wherever an increased possibility of moisture intrusion may occur. In this case, a kickout flashing should be installed where the exterior sidewall extends beyond the edge of the roof. A kickout flashing will reduce the risk of water damage within this wall.

Recommendation: Kickout flashing installation by a roofing contractor.

(2) Observation: Flashing was missing at the referenced location.

Comment: Flashings are installed wherever an increased possibility for moisture intrusion exists. In this instance, wind-driven rain is likely to damage the exposed wood beneath the eave where the two roof slopes intersect. There is also an elevated risk of moisture intrusion here.

Recommendation: A licensed roofer install flashing to prevent water damage and leakage at the junction of the primary and sunroom roofs.

3. Heating and Cooling

3.4 Ductwork

Inspected, Repair/Replace

Observation: A flattened air supply duct in the attic.

Comment: Pinched or flattened ducts restrict airflow which causes condensation to accumulate.

Accumulated condensation will eventually corrode the duct and leak.

Recommendation: Further evaluation and repair or replacement as needed by a licensed HVAC technician.

4. Electrical

4.11 Visible Branch Wiring

Inspected, Repair/Replace

(1) Observation: Hazardous electrical wiring in the crawlspace.

Comment: An live (hot) cloth-coated wire was cut and laying on the floor of the crawlspace.

Recommendation: Repair by a licensed electrician.

(2) Observation: At the attic entrance, electrical wiring was precariously located atop joists, insulation, and flooring. Individuals entering or storing items in the attic here may damage the wiring.

Recommendation: A licensed electrician clean up the branch circuit wiring at the attic entrance to reduce the risk of future damage.

5. Plumbing

5.1 Water Distribution

Inspected, Repair/Replace

Observation: Some of the visible water supply lines in the home were galvanized, which has an average life expectancy of 50-80 years. In one instance (pictured), the galvanized pipe was corroded and there was moisture staining on the sub-floor surrounding it.

Comment: Galvanized piped were installed in homes from the late 19th to mid-20th century. These pipes can rust from the inside out, and gradually corrode, closing up the inside pipe diameter. If the water pressure in the home seems to be getting lower, or there are visible rust or metal fragments in the water, this could be an indication of interior corrosion. Eventually, these pipes may leak, and if inside walls or ceilings, can cause significant damage.

Recommendation: A licensed plumber evaluate the condition of the home's galvanized steel water supply lines and repair or replace as needed.

5.2 Drain, Waste, and Ventilation (DWV)

Inspected, Repair/Replace

(1) Observation: A bathroom leak had caused moisture damage to sub-floor and sub-floor framing.

Comment: The specific location of the leak could not be identified. Given the nature and extent of damage, it appeared the leak had occurred for an extended period of time. Newer sub-floor in some surrounding areas may suggest past repair attempts.

(2) Observation: The presence of outdated cast iron drain pipes.

Comment: Cast iron drains were installed prior to the 1970s and have an average service life of 50 to 100 years. Cast iron drains corrode from the inside out which compromises their integrity and reduces the diameter which impedes drainage.

Recommendation: A licensed plumber or other qualified professional perform a sewer scope

inspection to assess current condition of the home's drains and repair or replace as needed.

6. Exterior

6.1 Driveway

Inspected, Repair/Replace

Observation: Significant cracking at the concrete driveway.

Comment: The cracking appeared to have been an ongoing problem and was likely caused by a combination of tree root grown and erosion. The cracks were extensive and created uneven surfaces in multiple locations.

Recommendation: Repair by a driveway repair or concrete contractor.

6.2 Walkways

Inspected, Repair/Replace

Observation: Offset cracks in the walkway at the referenced locations.

Comment: Offset cracks occur when one side of the crack is higher/lower than the opposing side. Offset cracks are a trip/fall hazard.

Recommendation: Repair by a concrete specialist.

6.4 Patio

Inspected, Repair/Replace

Observation: Cracking of marginal concern on the concrete patio. One corner appeared to be settling, likely due to erosion.

Comment: Concrete cracks are fairly typical, normally innocuous, and can be caused by a variety of environmental factors during or after installation. The cracks here were likely due to erosion and tree root growth over time.

Recommendation: Further evaluation and repair as needed by a concrete contractor.

6.6 Siding & Trim

Inspected, Repair/Replace

Observation: Unsealed holes and minor damage to the siding at the referenced locations.

Recommendation: Repair by a siding specialist.

6.7 Exterior Wall Penetrations

Inspected, Repair/Replace

Observation: The exterior wall was poorly sealed against moisture intrusion where the service panel and meter were installed.

Comment: The meter and panel appeared to have been installed prior to the siding. As such, they were recessed behind the surface of the siding which created a gap around the perimeter which will allow moisture intrusion.

Recommendation: A siding specialist install drainage provisions (j-channels) around the edges, or use other approved methods as needed, to prevent moisture intrusion.

6.9 Exterior Windows

Inspected, Repair/Replace

Observation: Gaps in the sealant around multiple exterior windows.

Comment: Gaps in sealant may allow a relatively small amount of leakage over an extended period of time, during which moisture damage is likely to occur within the wall cavity.

Recommendation: A qualified professional evaluate the condition of each window's sealant and repair as needed.

6.10 Exterior Stairs

Inspected, Repair/Replace

Observation: A loose handrail at the front porch due to a detached post.

Recommendation: Repair or replacement as needed by a qualified contactor.

6.11 Trees, Landscaping, & Vegetation

Inspected, Repair/Replace

Observation: Tree debris had accumulated on the roof over the front porch.

Comment: Tree debris will build up over time and prevent the shingles from drying properly following rainfall which will shorten the lifespan of the shingles.

Recommendation:

1. A qualified professional should remove any debris currently on the roof.
2. A tree expert should trim any limbs hanging over the roof to prevent future occurrences.

7. Interior

7.0 Floors

Inspected, Repair/Replace

Observation: A floor plank was delaminated in the kitchen.

Recommendation: Repair by a flooring specialist.

7.2 Ceilings

Inspected, Repair/Replace

Observation: There was widespread ceiling cracking throughout the home.

- The ceiling in the living room sagged along the crack where indicated.
- A

7.6 Stairs

Inspected, Repair/Replace

(1) Observation: A handrail was not installed on the stairs leading to the bonus room.

Recommendation: Handrail installation by a carpenter.

(2) Observation: A loose newel post resulted in a loose railing atop the staircase in the bonus room.

Recommendation: A carpenter anchor the newel post properly such that the railing feels secure when handled.

9. Bathrooms

9.0 Shower

Inspected, Repair/Replace

Observation: A loose shower head stem.

Comment: The shower head stem moved easily when handled.

Recommendation: Repair by a licensed plumber.

9.1 Toilet

Inspected, Repair/Replace

Observation: A loose toilet at the referenced location.

Comment: Loose toilets may be caused by improperly torqued anchor bolts or a degraded wax ring seal.

Recommendation: Repair by a licensed plumber.

10. Attic

10.1 Attic Thermal Envelope

Inspected, Repair/Replace

Observation: The attic insulation had settled/compacted over time which decreases effectiveness.

Comment: Compaction is a natural occurrence; however, compacted insulation is not as effective at preserving interior temperatures in this state.

Recommendation: An insulation contractor replace or amend the attic insulation where needed.

11. Laundry Room

11.0 Dryer Venting

Inspected, Repair/Replace

Observation: The dryer vent was clogged which prevented the self-closing damper from sealing properly. Additionally, the exterior wall penetration was poorly sealed where the duct exited the wall.

Recommendation:

1. Clean the duct and vent so the damper closes and seals properly.
2. A qualified contractor should seal the gaps around the duct where it exited the wall.

12. Chimney / Fireplace

12.0 Overall Condition: Chimney & Fireplace

Inspected, Repair/Replace

Observation: A wood-burning fireplace had been retrofitted with a gas burner and logs. The fireplace controls were not operated due to the fact that it had apparently been unused for an extended period along with the following.

1. A bookcase was positioned in front of the fireplace at the time of inspection, indicating the fireplace is not used regularly.
2. There was a marginal buildup of soot or creosote on the interior surfaces of the chimney and flue. Creosote is a highly flammable, tar-like byproduct of burning wood that builds up inside a chimney flue and is bad because it can ignite and cause dangerous chimney fires. Soot, on the other hand, is a dry, powdery like substance that indicates incomplete combustion.

Recommendation:

1. A licensed chimney sweep clean the flue to remove soot/creosote.
2. A fireplace technician test the function of the gas logs, controls, and burner ribbon. Repair as needed.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Keith Ware