

ACM Home Inspection

Home Inspection Report



Inspection prepared for:
Real Estate Agent: John Smith -

Date of Inspection: 6/2/2021 Time: 4:00
Age of Home: 38 years Size: 1,577 sqft

Inspector: Christian Amend
License # NACHI18091011

Email: camend@acmbuilt.com

Report Summary: The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Structure

Page 4	Crawlspace	• Repair: Noted moisture on insulation under stairs and on sheet rock. There was signs of microbial growth on the other side of this wall in the garage. Recommend remediation by a licensed professional. The moisture may be coming in from the full gutter above this area.
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Roofing

Page 6	Gutters	• Repair: The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage to the structure. Evidence of excessive moisture/microbial growth in the crawl space and garage may be caused by water intrusion from the gutters.
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Exterior

Page 8	Exterior Doors	• Repair: Noted handle on the front screen door misaligned with interior handle. Chipped and peeling paint on garage doors. On the rear slider the door was damaged and trim was not painted. Repair is recommended.
Page 9	Hand Rails	• Repair: Noted worn and peeling paint on hand rails. Recommend coating to prolong life.
Page 9	Deck	• Repair: Noted areas of wood rot on deck posts and some splitting of wood. There were several areas where paint was faded or bare. Recommend repair/replacement of rotten wood as necessary posts should rest on concrete and deck should be coated.
Page 9	Walkways	• Repair: Noted settlement of front stairs/ walkway, creating a trip hazard. Recommend adding sand/dirt beneath stones to level surface.
Page 9	Misc. Exterior	• Repair: Front door bell appeared to work intermittently.

Electrical

Page 11	Main Panel	• Safety Issue: Observed aluminum branch wiring in the main electric panel (dryer circuit). Recommend that a licensed electrician evaluate before closing.
Page 11	Outlets	• Repair: Noted an inoperative outlet upper exterior receptacles. Recommend conferring with owner to see if there is a switch or repair/replace.
Page 11	Wiring	• Repair: Noted improperly terminated wiring in that attic.

		Recommend properly terminating wires.
Plumbing		
Page 17	Water Heater	• Repair: Observed corroded piping at water heater connects. There may be a slow leak. Monitor and repair by licensed plumber if required.
Page 17	Toilets	• Repair: The toilet in the main floor hall bath is loose. Recommend tightening.
Page 17	Exterior Faucet	• Repair: Observed a leaking exterior faucet in back of the home. Recommend repairing the leak.
Interior		
Page 19	Walls	• Monitor/Repair: Noted microbial growth and excessive caulking in bathroom. Recommend monitor/remediate as needed.
Page 19	Ceiling Finishes	• Monitor: Noted a moisture stain in the entry ceiling . The stain was dry at the time of inspection and does not appear to have occurred recently. Recommend conferring with current owner for details and monitor for spread.
Page 19	Cabinets	• Repair: Cabinet door was missing in the kitchen.
Appliances		
Page 21	Oven	• Repair: Oven was not properly attached to the wall with anti tip brackets at time of inspection. Recommend repair.

ACM Home Inspection

The Scope of the Inspection

Observations:

- All components designated for inspection in the InterNACHI® Standards of Practice are inspected,

except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision.

NOT ALL IMPROVEMENTS WILL BE IDENTIFIED DURING THE INSPECTION. UNEXPECTED REPAIRS SHOULD STILL BE ANTICIPATED. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the InterNACHI standards of practice (<https://www.nachi.org/sop.htm>) and the pre-inspection contract for more explanations of the scope of the inspection. "This report is not a compliance inspection for past or present governmental codes or regulations."

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, the inspection does not determine compliance with codes or regulations. The inspection is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is based on observations of the visible and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions.

Intermittent or Concealed Problems: Some problems can only be discovered by living in the house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap for testing. Some roofs, windows, doors and basements only leak when specific conditions exist. Any repairs that have been made to the home most likely were for improvements and or repairing an issue / defect. These repairs may or may not have been completed correctly but hinder the ability to see any issues. Some problems will only be discovered when floor coverings are lifted, furniture is moved, or finishes are removed. These problems may have existed at the time of the inspection, but there were no clues as to their existence. Inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

Minor Things that are noted: Some say the reporting of minor problems is inconsistent. Minor problem that are identified on the report were discovered while looking for more significant problems. We note them simply as a courtesy.

Structure

General Comments

No major defects were observed in the accessible structural components of the house.

Foundation



crawl space foundation walls appeared serviceable

Crawlspace

Observations:

- Repair: Noted moisture on insulation under stairs and on sheet rock. There was signs of microbial growth on the other side of this wall in the garage. Recommend remediation by a licensed professional. The moisture may be coming in from the full gutter above this area.



insulation in the crawl space under the stairs is moist

Limitations of Structure Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Structural components concealed behind finished surfaces, covered by insulation, or blocked by stored items could not be inspected.
 - * Only a representative sampling of visible structural components were inspected (supports, floor joists, subfloor, braces, rafters, etc.). The inspector is not required to report on the adequacy of any structural system or component.
 - * Furniture and/or storage restricted access to some structural components.
 - * Inspector is not required to remove suspended ceiling tiles
 - * Engineering or architectural services such as measurements / calculation of foundation and structure movement, calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
 - * Inspector is not required to enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
 - * Unaccessible, Covered and or Blocked Crawl spaces and Attics can not be inspected
- Please also refer to the pre-inspection contract for more detailed explanation of the scope of this inspection. "This report is not a compliance inspection for past or present governmental codes or regulations."

Roofing

Description of Roofing

- Roof Covering: Asphalt Shingle
- Roof Flashing: Aluminum
- Chimney(s): Metal below siding
- Roof Drainage System: Aluminum - Downspouts discharge above grade
- Method of Inspection: Walked on roof

Sloped Roofing

- Monitor: Noted raised and soft areas of subroof under the shingles. Recommend to monitor for moisture build up and repair if any gaps are observed in the roofing.



Raised section of sub roof



roof covering in good condition



soft spot in the subroof

Gutters

- Repair: The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage to the structure. Evidence of excessive moisture/microbial growth in the crawl space and garage may be caused by water intrusion from the gutters.



The front gutter was restricted and full of water

Limitations of Roofing Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- * Inspection does not confirm proper fastening or installation of any roof-covering material
- * Evidence of prior leaks may be disguised by interior finishes.
- * Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- * Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- * Inspectors are not required to walk on the roof. Roof inspection may be limited by pitch of the roof, access, condition, weather, or other safety concerns.
- * Underground downspout diverter drainage pipes are not inspected.

Please also refer to the pre-inspection contract for more detailed explanation of the scope of this inspection. "This report is not a compliance inspection for past or present governmental codes or regulations."

Exterior

Description of Exterior

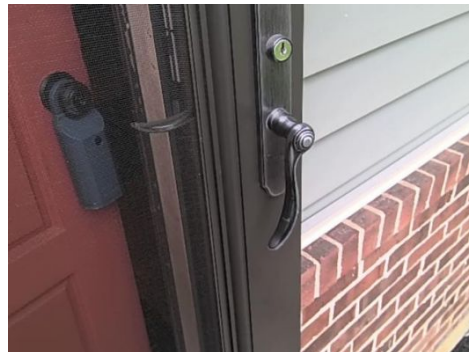
- Wall Covering: Vinyl
- Eaves, Soffits, And Fascias: Vinyl
- Exterior Doors: Solid Wood

Exterior Doors

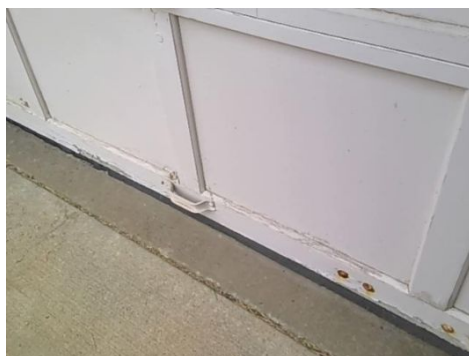
- Repair: Noted handle on the front screen door misaligned with interior handle. Chipped and peeling paint on garage doors. On the rear slider the door was damaged and trim was not painted. Repair is recommended.



damage to rear slider, exposed wood frame



screen door handle down



garage door peeling paint and corrosion

Patio



Hand Rails

- Repair: Noted worn and peeling paint on hand rails. Recommend coating to prolong life.



peeling paint

Deck

- Repair: Noted areas of wood rot on deck posts and some splitting of wood. There were several areas where paint was faded or bare. Recommend repair/replacement of rotten wood as necessary posts should rest on concrete and deck should be coated.



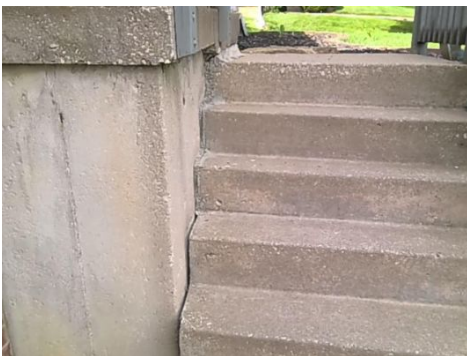
wood rot on posts in contact with soil



Walkways

Observations:

- Repair: Noted settlement of front stairs/ walkway, creating a trip hazard. Recommend adding sand/dirt beneath stones to level surface.



Misc. Exterior

Observations:

- Repair: Front door bell appeared to work intermittently.



doorbell doesn't work bare wood

Limitations of Exterior Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * A representative sample of exterior components was inspected rather than every occurrence of components. It is possible that some wood rot could exist on exterior wood.
- * The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- * Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control, exterior outdoor lighting and earth stabilization measures are not inspected unless specifically agreed upon and documented in this report.
- * Inspector is not required to inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- * Inspection does not confirm proper fastening or installation of any wall covering material
- * Doesn't determine the integrity of multiple-pane window glazing or thermal window seals and or inspect for safety-type glass.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection. "This report is not a compliance inspection for past or present governmental codes or regulations."

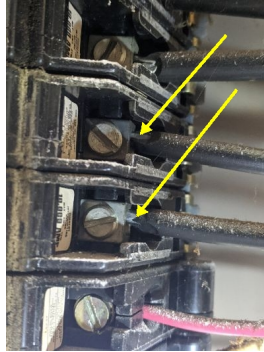
Electrical

Description of Electrical

- Service Drop: Underground Aluminum
- Service Equipment & Main Disconnects: Main Service Rating 200 Amps | Breakers
- Service Grounding: Aluminum-Bare
- Distribution Wiring: Copper Insulation: Non-Metallic Cable "Romex"

Main Panel

- Safety Issue: Observed aluminum branch wiring in the main electric panel (dryer circuit). Recommend that a licensed electrician evaluate before closing.



appeared to be solid core
aluminum on dryer circuit



thermal ok

Outlets

- Repair: Noted an inoperative outlet upper exterior receptacles. Recommend conferring with owner to see if there is a switch or repair/replace.



front exterior doesnt work

Wiring

Observations:

- Repair: Noted improperly terminated wiring in that attic. Recommend properly terminating wires.



improperly terminated wiring in the attic

Limitations of Electrical Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Electrical components concealed behind finished surfaces are not inspected.
 - * Electrical system and the components are not inspected to codes, but safety issues that are found will be reported
 - * The inspection doesn't verify the service ground
 - * The inspection doesn't determine the accuracy of labeling
 - * Only a representative sampling of outlets and light fixtures were tested. Exterior accent lighting is not tested
 - * Furniture and/or storage may prevent access to some electrical components which may not be inspected.
 - * The inspection does not include remote control devices, alarm systems and components, low voltage wiring systems and components, ancillary wiring systems and other components which are not part of the primary electrical power distribution system.
 - * The smoke detectors should be tested and fresh batteries inserted upon moving into the home. Carbon monoxide detectors should be installed according to the manufacturer's instructions. The NFPA recommends detectors be replaced after 10 years.
- Please also refer to the pre-inspection contract for more detailed explanation of the scope of this inspection. "This report is not a compliance inspection for past or present governmental codes or regulations."

Heating

Description of Heating

- Energy Source: Gas
- Heating System Type: Forced Air Furnace | MFG Name: Goodman | Model Number: GMVC950905CXAC | Serial Number: 1201115818 | MFG. Age: 2012
- Vents, Flues, Chimneys: Metal-Multi Wall | Metal-Single Wall
- Heat Distribution Method: Ductwork
- Other Components: Humidifier

Positive Attributes

The heating system is in generally good condition. Heat distribution within the home is adequate

Furnace



Limitations of Heating Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * The adequacy of heat supply, distribution balance and the thermostat calibration is not inspected.
- * The interior of flues or chimneys which are not readily accessible are not inspected.
- * Only a representative sampling of visible ductwork, vents and their components were inspected.
- * The furnace heat exchanger, humidifier, and electronic air filters are not inspected.
- * Solar space heating equipment/systems are not inspected.
- * Radiant heating systems require specialists to evaluate.
- * Floor / Tile Heaters are not inspected
- * Gas supply inspection is to only identify the location of the homes main shut-off valve. Gas line inspections require a specialist and special equipment.

Please also refer to the pre-inspection contract for more detailed explanation of the scope of this inspection. "This report is not a compliance inspection for past or present governmental codes or regulations."

Cooling/Heat Pumps

Description of Cooling/Heat Pumps

- Energy Source: Electricity | 240 Volt Power Supply
- Central System Type: Air Cooled Central Air Conditioning | Manufacturer: Goodman | Model Number: SSX160361BB | Serial Number: 1203083139 | MFG. Date: 2012

General Comments

The system shows no visible evidence of major defects

Central Air Conditioning



goodman 2012 r 410

Limitations of Cooling/Heat Pumps Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (not not restricted to) the following conditions:

- * Windows mounted air conditioning units are not inspected.
- * The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation/Ventilation

Description of Insulation/Ventilation

- Attic Insulation: R25 **Cellulose** in Main Attic
- Roof Ventilation: Soffit Vents | Roof Vents

Positive Attributes

Insulation levels are adequate for a home of this age and condition.

Attic/Roof



insulation near r25



Radon Mitigation System



appeared to be operating

Limitations of Insulation/Ventilation Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- * Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis.
- * An analysis of indoor air quality is not part of our inspection unless explicitly contracted for and discussed in this or a separate report.
- * Inspector is not required to identify the composition or R-Value of insulation material. Any estimates of insulation R-values or depths are rough average values.
- * Inspector is not required to determine the adequacy of ventilation and or activate thermostatically operated fans.
- * Unaccessible, Covered and or Blocked Attics can not be inspected
- * If in the absence of a sturdy & secured-in-place access path to safely traverse the attic, a visual inspection of the attic and any other systems' components in the attic, will be viewed from the access hatch/door/stairway. Limited view of attic area

Please also refer to the pre-inspection contract for more detailed explanation of the scope of this inspection. "This report is not a compliance inspection for past or present governmental codes or regulations."

Plumbing

Description of Plumbing

- Water Supply Source: Public Water Supply
- Service Pipe to House: Copper
- Main Water Valve Location: craw space
- Interior Supply Piping: Copper
- Water Heater: Gas | Approximate Capacity: 40 gal | Manufacturer: state select | Model Number: GS640YBRT 300 | Serial Number: 9211980001 | MFG. Age: 2013

Water Heater

- Repair: Observed corroded piping at water heater connects. There may be a slow leak. Monitor and repair by licensed plumber if required.



Toilets

- Repair: The toilet in the main floor hall bath is loose. Recommend tightening.



loose

Exterior Faucet

- Repair: Observed a leaking exterior faucet in back of the home. Recommend repairing the leak.



leaks from handle

Limitations of Plumbing Inspections

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- * Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below structure, or beneath the ground surface are not inspected.
- * Water quantity, pressure at appliances and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.
- * Clothes washing machine connected are not inspected.
- * Inspectors are not responsible for any faucets, valves, appliances and plumbing connected to any frozen or damaged water lines.
- * Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.
- * Inspector is not required to operate sump pumps with inaccessible floats.
- * Inspector is not required to determine water flow rate, volume, pressure, temperature or adequacy of the water supply.
- * Inspector is not required to test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection
- * Inspector is not required to determine whether there are sufficient cleanouts for effective cleaning of drains.
- * Inspector is not required to inspect water treatment systems or water filters
- * Inspector is not required to evaluate wait time to obtain hot water at fixtures
- * Inspector is not required to determine the existence or condition of polybutylene plumbing.
- * Inspector is not required to determine the existence or condition of the PEX water supply lines that include brass fittings that are alleged to be defective.

Please also refer to the pre-inspection contract for more detailed explanation of the scope of this inspection. "This report is not a compliance inspection for past or present governmental codes or regulations."

Interior

Description of Interior

- Walls and Ceilings: Drywall
- Floor Surfaces: Carpet | Tile | Wood
- Window Type: Double/Single Hung | Fixed Pane | Double Glazed

Walls

- Monitor/Repair: Noted microbial growth and excessive caulking in bathroom. Recommend monitor/remediate as needed.



microbial growth or mold near shower

Ceiling Finishes

- Monitor: Noted a moisture stain in the entry ceiling . The stain was dry at the time of inspection and does not appear to have occurred recently. Recommend conferring with current owner for details and monitor for spread.



repair in basement ceiling

Cabinets

- Repair: Cabinet door was missing in the kitchen.



missing door

Limitations of Interior Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (not not restricted to) the following conditions:

- * Furniture, storage, appliances and/or wall hanging are not moved to permit inspection and may block defects.
- * Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

Description of Appliances

• Appliances Tested: Built-In Electric Oven | Electric Cooktop | Microwave Oven | Dishwasher | Garbage Disposal | Refrigerator

Positive Attributes

All appliances that were tested responded satisfactorily.

Oven

Observations:

• Repair: Oven was not properly attached to the wall with anti tip brackets at time of inspection. Recommend repair.



not properly attached with anti tip brackets

Limitations of Appliances Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (not not restricted to) the following conditions:

- * Thermostats, timers and other specialized features and controls are not tested.
- * The temperature calibration, functionality of timers, effectiveness, efficiency and overall performances of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces/Wood Stoves

Description of Fireplaces/Wood Stoves

- Fireplaces: Masonry Firebox | Gas Insert
- Vents, Flues, Chimneys: Metal Flue-Insulated Multi-Wall

General Comments

No major defects were observed with the fireplace.

Limitations of Fireplaces/Wood Stoves Inspection

As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (not not restricted to) the following conditions:

- * The interior of flues or chimneys are not inspected.
- * Firescreens, fireplace doors, appliance gasket and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan assisted) are not inspected.
- * The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- * Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.