



SUMMARY
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ITEMS INSPECTED



MAINTENANCE



REPAIR/UPGRADE



SAFETY HAZARD

2.2.1 Siding, Flashing & Trim

WEEP HOLES OPEN

Repair/Upgrade

Brick Veneer Weep Holes were found to be open. This may be or become an entry point for insects or other pests. Recommend installing weep hole protectors designed for that purpose. The proper device will allow water to drain properly, but also keep out unwanted pests.

Recommendation
Recommended DIY Project



One example

2.3.1 Exterior Doors

WEATHERSTRIPPING NOT PRESENT/INSUFFICIENT

Repair/Upgrade

Back Door was missing weatherstripping at the threshold. This can result in significant energy loss and moisture/air intrusion. Recommend installation or improvement of weatherstripping.

Recommendation
Contact a handyman or DIY project



Back Door

2.4.1 Windows

GAPS

Window or surrounding area (siding, frame, veneer, etc) was found to have gaps, which may allow the elements or pests in. This may contribute to moisture-related problems, or have a negative effect on the structure. Recommend sealing gaps to prevent water penetration.

Recommendation

Contact a qualified professional.

Repair/Upgrade



Example. Present at several ground floor windows.

2.10.1 Grading, Drainage, Vegetation & Retaining Walls

INEFFECTIVE DRAINAGE

Water was ponding near the structure, indicating poor drainage. Recommend monitoring, and contact landscape or foundations professional to evaluate and remedy drainage.

Even where some splash blocks were employed, standing water and soil washing was noted. Recommend adding drain extensions from downspouts where water ponds and where soil was being eroded.

Recommendation

Recommend monitoring.

Repair/Upgrade



At gate



At back patio



Near Utilities



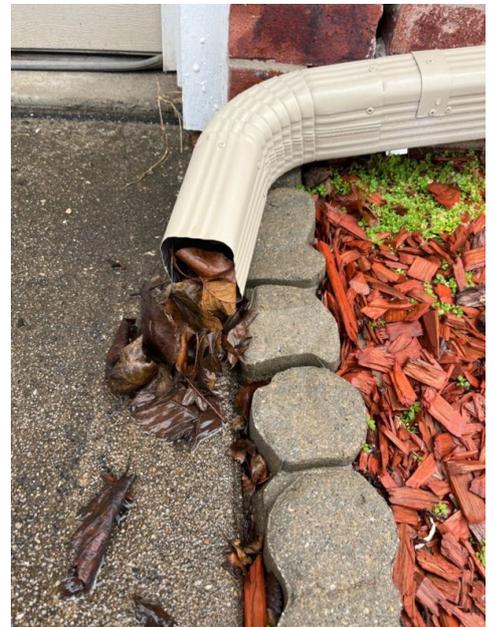
Northwest corner

3.2.1 Drainage

DEBRIS



Debris was accumulated in gutter/downspout. Recommend cleaning regularly to facilitate water flow, and to avoid potential water damage or gutter failure, caused by weight accumulation from water. During inspection, water was flowing well.



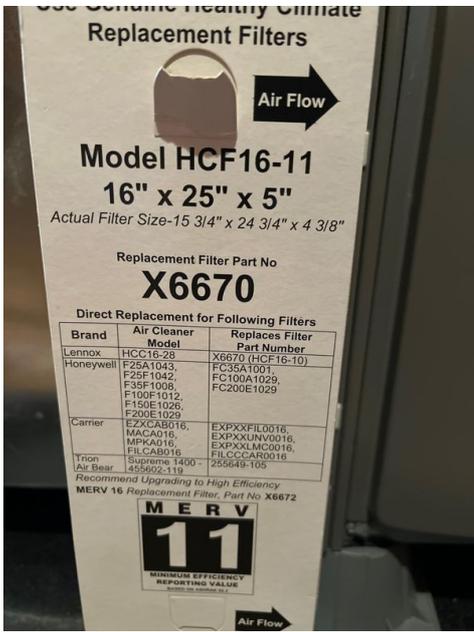
5.3.1 Equipment (1)

FILTER DIRTY



The furnace filter was dirty and must be cleaned or replaced regularly. Schedule will be determined by filter style and media type, amount of use, household conditions, and manufacturer's recommendations.

Recommendation
Recommended DIY Project

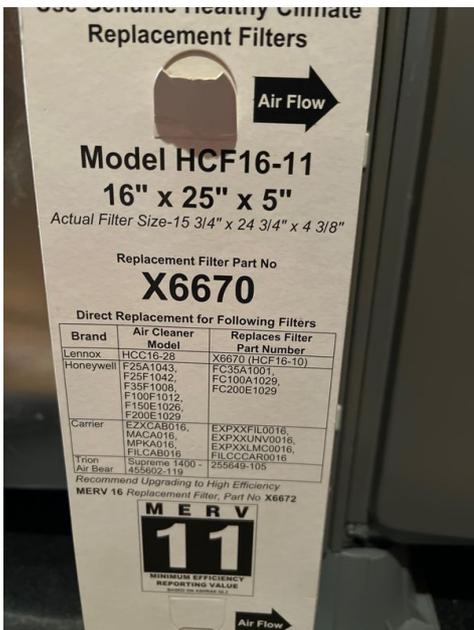


5.4.1 Equipment (2) FILTER DIRTY



The furnace filter was dirty and must be cleaned or replaced regularly. Schedule will be determined by filter style and media type, amount of use, household conditions, and manufacturer's recommendations.

Recommendation
Recommended DIY Project



5.5.1 Distribution System DUCT RADIUS TOO TIGHT



Air ducts had tight bends in them which may reduce airflow. If low air flow or temperature irregularities are noticed during use, evaluation by HVAC professional, and possible rerouting are recommended.

Recommendation
Contact a qualified HVAC professional.



Air Return 1 of 2

6.3.1 Inside Equipment (1)

FILTER DIRTY

(See Heating Section)

Recommendation

Recommended DIY Project



Maintenance

6.3.2 Inside Equipment (1)

WATER STAINS NEAR REFRIGERANT LINES



Repair/Upgrade

Water Stains were found near/underneath refrigerant lines. No moisture was noted during inspection. This may be an indication of previous freezing and thawing of low-pressure line. Freezing may be caused by issues such as restricted airflow, or low refrigerant pressure. It is recommended that an HVAC professional evaluate the system, and make any necessary repairs.

Recommendation

Contact a qualified HVAC professional.



6.4.1 Inside Equipment (2)

FILTER DIRTY

(See Heating Section)

Recommendation

Recommended DIY Project



Maintenance

6.5.1 Outside Equipment (1)

CIRCUIT BREAKER OVER-SIZED



Safety Hazard

AC Unit was found to be on an "over-sized" circuit breaker. This means that the circuit breaker assigned to it is larger than recommended by the manufacturer, and will allow more current to flow than is considered safe for the unit. In this condition, conductors (wiring) may be allowed to heat up due to over-current, potentially resulting in fire, or the unit itself may be otherwise damaged. This condition sometimes occurs when a new, more efficient condensing unit is installed, and the circuit breaker is not changed to match. It is recommended that a licensed electrician evaluate and replace the circuit breaker as necessary.

Recommendation

Contact a qualified electrical contractor.



Max 35 listed

6.5.2 Outside Equipment (1)

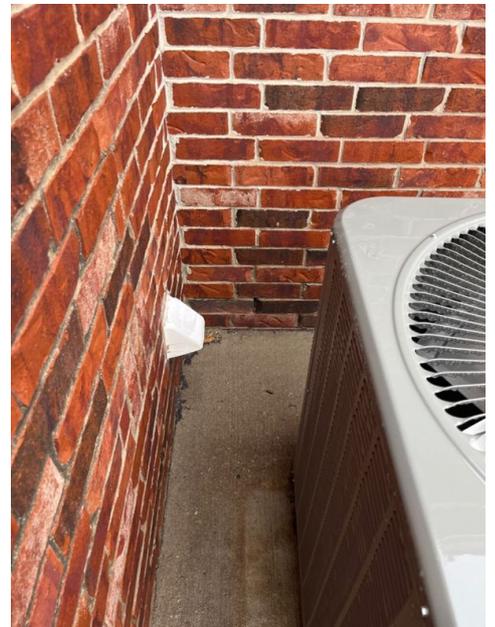
UNIT TOO CLOSE TO CLOTHES DRYER EXHAUST



Unit was found to be mounted too close to clothes dryer exhaust. This exhaust port emits moist air which may shorten the unit's life. Additionally, it emits any lint which bypasses the dryer's screen. This lint accumulates on the condensing unit's fins, impeding air flow, and negatively affecting operation. It is recommended that the unit be checked for lint regularly, and cleaned with a garden hose as needed.

Recommendation

Recommended DIY Project



6.5.3 Outside Equipment (1)

WALL PENETRATIONS



Line Set(s) penetrated house through wall. Recommend better sealing this gap to prevent pests and elements from entering.

Recommendation

Contact a qualified professional.



Current



Abandoned

7.2.1 Meter **UNREADABLE**

Meter face was unreadable. For any questions, recommend contacting utility company.

Recommendation
Contact your local utility company

 Repair/Upgrade

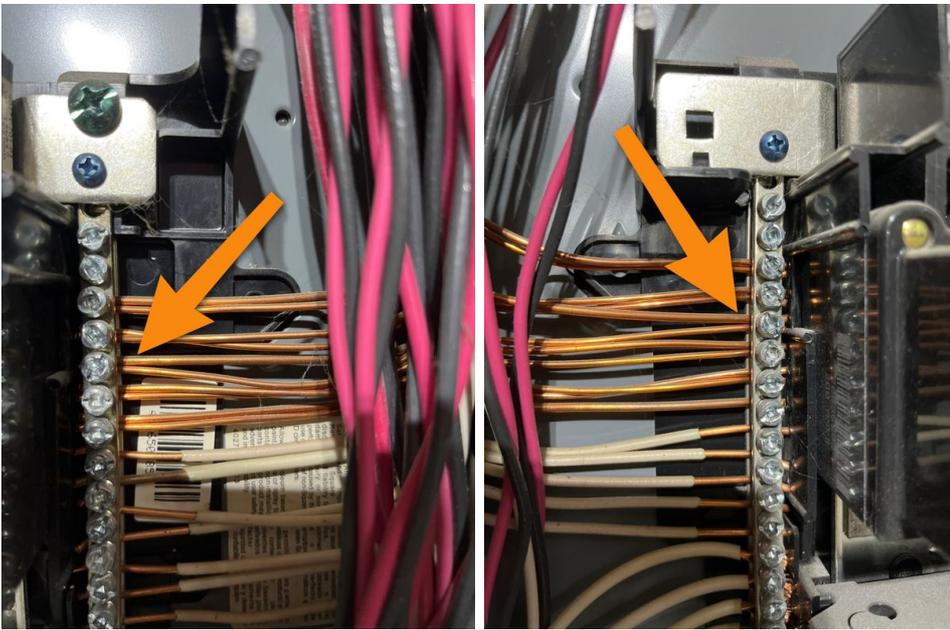


7.4.1 Main & Subpanels, Conductors, Overcurrent Devices **DOUBLE-TAPPED GROUND (INCOMPATIBLE)**

Incompatible grounding conductors were found to be double-tapped. Up to 2 wires may be accommodated under one lug, but must be of the same material and wire gauge. It is recommended that this be corrected by a qualified professional. Conductors of different sizes may become loose, reducing ground's effectiveness, and presenting a safety hazard.

Recommendation
Contact a qualified electrical contractor.

 Repair/Upgrade

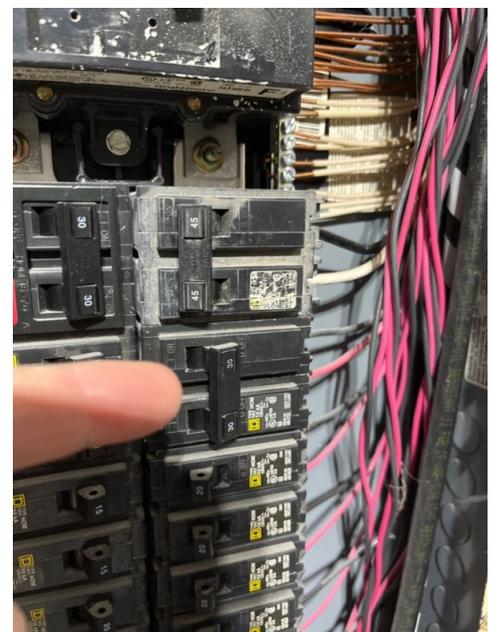


7.4.2 Main & Subpanels, Conductors, Overcurrent Devices

BREAKER/FUSE FOUND OFF

An overcurrent device was found in the "off" position. It is recommended to inquire with current owner as to why. If unknown, a qualified electrician should evaluate. This could be due to an unused branch circuit, or due to a known problem circuit or appliance. This 240V circuit was labeled "Dryer", and a 110V gas dryer was noted in the laundry room.

 Repair/Upgrade



Found Off

7.4.3 Main & Subpanels, Conductors, Overcurrent Devices

PANEL OBSTRUCTED

Main Electrical Panel was found to be obstructed. Panel should be provided with adequate clear space for access, at least 30" wide and 36" deep, from the floor surface to at least 78" high. It is recommended that storage be removed and area kept clear.

Recommendation
Recommended DIY Project

 Maintenance



7.7.1 GFCI & AFCI

GFCI FAILED TO WORK

 Safety Hazard

When tested, a GFCI failed to function as intended. These devices are installed to protect a user from electric shock during a ground fault condition. It is recommended that a qualified professional evaluate the GFCI and replace as necessary.

Recommendation

Contact a qualified electrical contractor.



Exterior South

7.7.2 GFCI & AFCI

ACFI(S) NOT INSTALLED

 Repair/Upgrade

ACFIs were not found installed at all required branch circuits. Although perhaps not required at the time of construction, current code requires AFCI devices to be installed to protect branch circuits serving living spaces. AFCI (Arc-Fault Circuit Interruptors) are intended to protect against electrical fires during an arc-fault situation. It is recommended that this upgrade be made by a qualified electrician following an evaluation of the existing system.

Recommendation

Contact a qualified electrical contractor.

7.9.1 Carbon Monoxide Detectors

NO CO DETECTOR(S) FOUND

 Safety Hazard

No Carbon Monoxide (CO) detectors were found installed. Carbon Monoxide is a colorless, odorless gas that is a product of combustion. It can be produced by vehicle engines, stoves, fireplaces, gas ranges, furnaces, grills and other such devices. CO poisoning can result in headache, dizziness, weakness, nausea, chest pain, confusion, and can even death. It is important to have CO detectors/alarms installed on each level of the home. These devices can save lives by alerting occupants to the presence of this dangerous gas. We recommend that this condition be corrected immediately.

Recommendation

Contact a handyman or DIY project

8.2.1 Fuel Storage & Distribution Systems

CSST BONDING

 Safety Hazard

The home was found to utilize non-Arc-Resistant CSST (Corrugated Stainless Steel Tubing) for gas delivery. Inspector was unable to definitively identify bonding of the CSST to ground. An evaluation by a qualified professional is recommended to determine proper bonding of the gas distribution system. This measure is intended to protect against fire caused by CSST failure due to a lightning strike.

Recommendation

Contact a qualified professional.

8.2.2 Fuel Storage & Distribution Systems

CSST SHEATHING DAMAGED

 Repair/Upgrade

Recommend qualified professional for evaluation and any necessary repairs.

Recommendation

Contact a qualified professional.



Damaged sheath

9.5.1 Surfaces of Tubs/Showers

SHOWER ENCLOSURE SURFACE(S)

 Repair/Upgrade

Shower surface(s) were found to be damaged. Left unchecked, damaged surfaces around or under water are prone to further damage or failure, which may extend beyond the enclosure itself, and into adjacent components. Recommend evaluation and repair by qualified professional.

Small area of damage noted in 1st floor rear bathroom shower floor.

Recommendation

Contact a qualified professional.



Shower Floor chipped

WATER TEMPERATURE

Hot water temperature was set higher than 120 F. Water set to approximately 120 F is generally considered safe. Hotter water can cause scald injuries. If higher temperature is maintained, use with caution. Adjustment to a lower temperature setting is recommended. *Please note, there is a mild risk of bacterial growth in water maintained lower than approximately 130-140 F.*

Recommendation

Contact a handyman or DIY project



Upper Element



Lower Element

NO SEISMIC BRACING

Water Heater was found to be unprotected from movement during a seismic event. Tanks should be equipped with seismic straps (Top 1/3 and Bottom 1/3) to protect from movement during an earthquake or impact. It is recommended that appropriate strapping be performed.

Recommendation

Contact a qualified professional.



No Seismic Bracing

NEEDS CAULK/SEALING

Recommend recaulking backsplash to prevent water damage.

Recommendation

Contact a handyman or DIY project



1st floor rear bath

9.8.2 Plumbing Fixtures

SIGNS ON PREVIOUS LEAKAGE

 Maintenance

Signs of previous leakage were noted. Leak was not active during inspection.



1st Floor rear bath, left sink

9.8.3 Plumbing Fixtures

NO STOPPER

 Repair/Upgrade

Fixture drain was not equipped with a stopper. Recommend adding one.

Recommendation

Contact a handyman or DIY project



2nd Floor bath

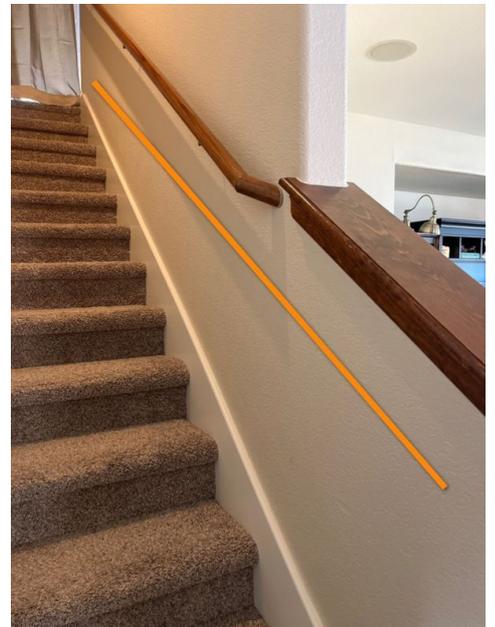
10.4.1 Steps, Stairways & Railings

HANDRAIL NOT CONTINUOUS

Repair/Upgrade

Handrail was not continuous. This is important for uninterrupted support during use. Recommend adding continuous handrail on at least one side.

Recommendation
Contact a qualified handyman.



10.6.1 Windows

FAILED THERMAL SEAL

Repair/Upgrade

Observed condensation, fogging, or corrosion between the window panes, which indicates a failed thermal seal. This is primarily a cosmetic issue. Due to weather and/or lighting conditions, there may be other windows experiencing the same failure, which did not show-up during the inspection. Recommend qualified window contractor evaluate & replace as desired or necessary.

Recommendation
Contact a qualified window repair/installation contractor.



2nd Floor right bedroom

10.6.2 Windows

DOUBLE/SINGLE HUNG DIFFICULT TO OPERATE

Repair/Upgrade

Some windows were difficult to operate. Recommend evaluation and any necessary repairs by window professional.

Recommendation

Contact a qualified professional.

12.1.1 Roof Structure

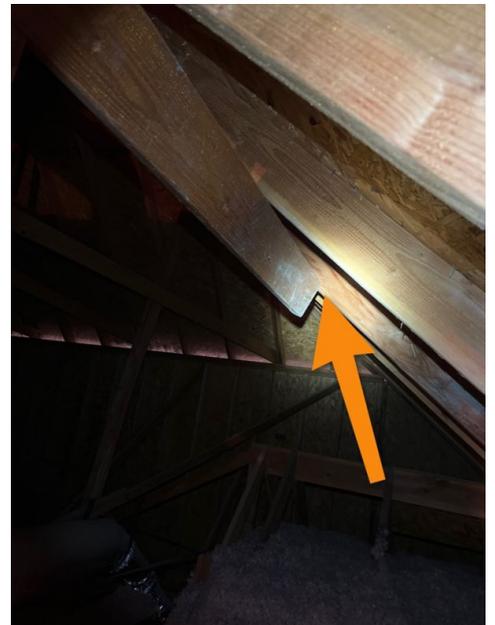
SAGGING/DEFLECTION

Repair/Upgrade

The roof plane, just north of the northernmost dormer facing the street, appeared to have a minor sag/deflection along one rafter. From attic space, it was noted that the first full-length rafter located beyond the dormer-supporting purlin, was slightly lower than the adjacent supported rafters. This may indicate some sagging, or deflection caused by the purlin. No damage was noted to the rafter in question. Recommend a qualified roofer evaluate and repair as necessary.

Recommendation

Contact a qualified roofing professional.



14.5.1 Garage Door (2)

AUTO-REVERSE FUNCTION (CONTACT) FAILED TO OPERATE

Safety Hazard

When tested, auto-reverse function failed to operate in the manner intended. Recommend evaluation and repair.

Test was conducted with block of wood laid across threshold and door closed against it. Door failed to reverse. This is a safety hazard.

Recommendation

Contact a qualified garage door contractor.

14.8.1 Electrical

EXTENSION CORDS



Extension cords were used for permanent wiring. This is a fire hazard. Recommend correction, and addition of electrical receptacles by licensed electrician if necessary or desired.

Recommendation

Contact a qualified professional.



14.9.1 Occupant Door (garage-to-home)

NOT SELF-CLOSING



Door was not self-closing. Door from garage to home should have self-closing hinges/mechanism to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.



Not Self-closing