SUMP PUMP DISCHARGE PIPE:

A flex pipe / hose is used as the discharge pipe - including the portions at the house interior. This is not permitted because flex pipes are very susceptible to damage / cracking, which can result in leakage into the home.

The pipe is also excessively long at the house exterior, which will prevent water from draining properly.

I suggest that you replace this with a rigid, plastic pipe (1 1/2" diameter). Ideally, the pipe would extend at least 10' from the home (above or below grade).

ELECTRICAL

LIMITATIONS:

SINGLE FAMILY HOME:

Electrical Limitations: A majority of accessible switches and outlets are tested for operation. Those that are inaccessible due to furniture, or storage, or those that have electronic items such as clocks, stereo systems, or computers plugged into them are not tested. Inoperative light fixtures often lack bulbs, or have dead bulbs installed (light bulbs are not changed during the inspection, due to time constraints). Motion lights are not tested for operation. Cover plates are rarely removed, unless there is a compelling reason to do so. Time-clock motors are not tested for operation. Low voltage systems - wiring that is not a part of the primary electrical distribution system - are not tested. Also, over current devices / circuit breakers (other than ground fault circuit interrupters) are not tested. Determining the number of outlets per circuit is also almost never determined.

Most homes over ten-years-old have had some electrical modifications and in many cases, these are made by non-professionals. When evidence of "amateur work" is found, it is reported. Since most electrical components are hidden, the condition of a majority of the system typically cannot be evaluated during a standard home inspection. For those reasons, it is always advised to check permit records at the home. If additional work has been made, but no permits were pulled, it is smart for buyers to ask for further evaluation of the electrical system by a licensed electrician - particularly if evidence of amateur work is found.

SERVICE DESCRIPTION:

SERVICE SIZE:
120/240 Volt, 150-AMP: Good size.

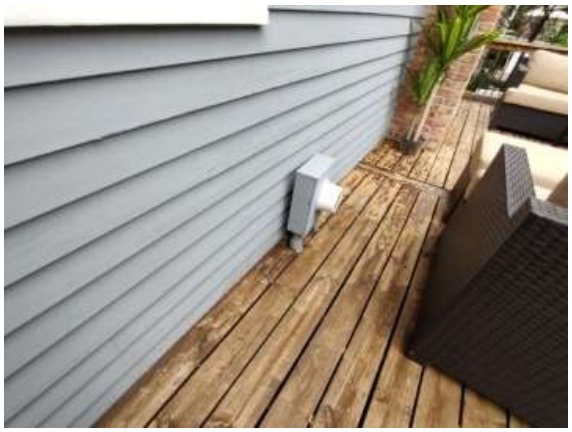
SERVICE TYPE:
Underground conductors.

TYPE OF PANEL:
Circuit Breakers.

SERVICE DROP - CONDUCTORS, MAST & METER:

UTILITY METER:

The electric meter is positioned less than 44" above the grade, which is improper.



MAIN PANEL:

LOCATION:

The main panel box is located in the basement.

MAIN CIRCUIT BREAKER:

No problems noted.

CIRCUIT BREAKERS:

No problems noted

Note: Determining the proper type of circuit breakers for the panel type is beyond the scope of this inspection.

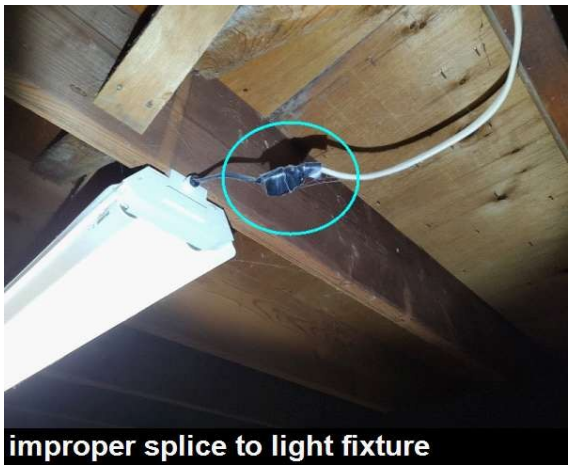
DISTRIBUTION WIRING:

DISTRIBUTION WIRING TYPE(S):

Greenfield (flexible metal casing)
Modern non-metallic sheathed cable - copper wiring (Romex)

BASEMENT CIRCUITS:

Some circuits are secured to the bottom edges of the joists, which is improper. This is not recommended because the circuits are unprotected (ideally, the circuits would pass through the joists).


improper splice to light fixture

SWITCHES:

SWITCHES:

The purpose for some of the switches was not determined (throughout the home).

BASEMENT SWITCHES:

A 3-way switch was not installed at the base of the basement staircase. Ideally, switches would exist at the top and bottom of all staircases so that the fixtures can be controlled from both locations (3-way switches are now required on staircases that have 6 or more steps).

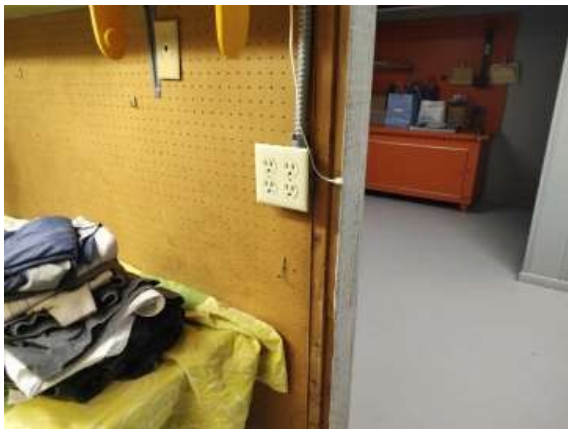
OUTLETS:

INSPECTION CONDITIONS:

Note: A representative number of outlets are tested from each room. Not all outlets are tested. Some are not tested due to inaccessibility.

OUTLETS:

Reversed electrical polarity was detected at several basement workshop outlets - and also at the garage ceiling outlet. This condition creates potential shock hazards and even though the repair is typically simple, it should be conducted by a licensed electrician.



KITCHEN OUTLETS:

The kitchen outlets are not protected with Ground Fault Circuit Interrupters. Modern codes now require GFCI's at all kitchen receptacles.

An outlet was not installed at the peninsula end of the countertop.

BATHROOM OUTLETS:

The second floor bathroom outlets are not protected with Ground Fault Circuit Interrupters. Modern codes require GFCI's at all bathroom receptacles.

CEILING FANS:

BEDROOM FANS:

One of three ceiling fans did not respond to its remote control.

HEATING & COOLING SYSTEMS

LIMITATIONS:

SINGLE FAMILY HOME:

All owners of combustion heating systems should purchase a maintenance contract that includes an annual inspection and tune-up. This is especially true if the appliance is more than five years old.

FURNACE DESCRIPTION:

MAKE:
Carrier.

APPROXIMATE AGE:
The furnace is approximately 8 years old. Average lifespan: 20-25 years.

INPUT CAPACITY OF UNIT:
80,000 btu.

SYSTEM TYPE:
Forced Air, Direct Vent, One Heating Zone.

FUEL TYPE:
Natural Gas.

TEST READINGS (High-Efficiency Condensing Gas Appliance 90+ %)

UNDILUTED CARBON MONOXIDE (uCO):

32 ppm
(Normal range is 14-45 ppm)

EFFICIENCY:

93.5%
(Normal range is 89 - 98.5%)

FURNACE CONDITION:

OVERALL CONDITION:

No concerns were identified with the operation of the unit at the time of the inspection.

It is important for you to maintain your furnace and the best way to achieve this is to establish a maintenance plan with a licensed heating contractor, or the Gas Company. Tune-ups should be performed approximately every 2-3 years.

AIR FILTERS - ELECTRONIC:

The electronic filter is no longer operational - and is allowing unfiltered air to pass through the system.

The pre-filters are also badly damaged.

Complete removal of the filters is needed. Consider replacing these with a disposable 4" wide filter (these should generally be replaced every 3 - 6 months).

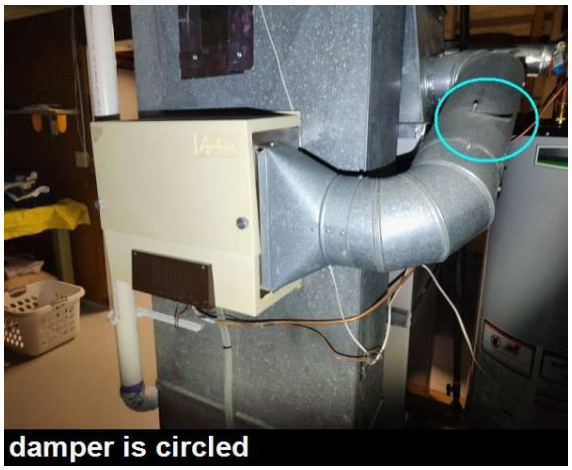
HUMIDIFIER:

There is no water flow to the humidifier, but the exact reason was not determined during the inspection.

Note: The use of humidifiers is optional, and generally is not recommended.

If humidifier will be used, be sure to open the damper in the winter time and close the damper in the summertime.

Recommended setting: 20 - 30%


damper is circled

PLASTIC COMBUSTION AIR INTAKE PIPE:

Note: The combustion air source pipe does not extend to the house exterior, which means that all combustion air comes from inside the home (and from the make-up air source vent). For improved efficiency, this pipe can be extended to the house exterior, if desired.

In this case, a PVC pipe penetrates the rim joist area (below the deck). This is likely intended for an exterior air source of the furnace (pipe termination should telescope above the deck floor).

SUPPLY AIR DUCTS:

A supply air duct is disconnected - above the furnace.

AIR CONDITIONING DESCRIPTION:

APPROXIMATE AGE:
The air-conditioner is approximately 8 years old. Average lifespan: 20-25 years.

MANUFACTURE DATE:
2017.

REFRIGERANT TYPE:
R-410A.

AIR CONDITIONING PERFORMACE & COMPONENTS:

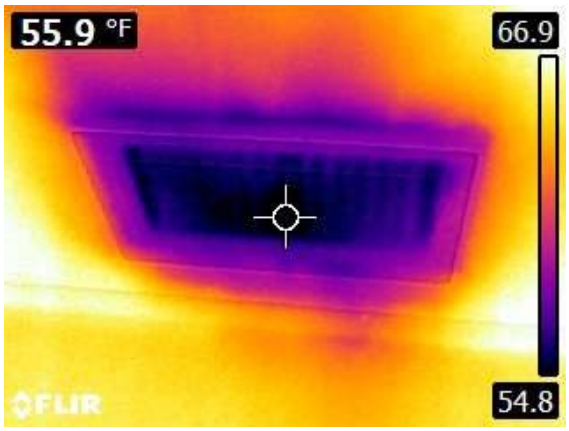
OPERATION & THERMOSTAT:

The air-conditioning system is operational and did produce the optimum air temperature drop of 15-20 degrees.

SUPPLY AIR TEMP:
Supply air temp: 55 degrees.

SIZE:
Note: Determining the size of the air-conditioner is not determined during the inspection.

EVAPORATOR COIL:
The indoor coils were not accessible and were not viewed.



PLUMBING

LIMITATIONS:

SINGLE FAMILY HOME:

The plumbing system is inspected in accordance with the ASHI standards of practice. Since shutoff valves are operated infrequently, it is not unusual for them to become stuck in place over time. Stuck valves can leak or break when operated after a long period of inactivity. For this reason NO shutoff valves are tested during the home inspection.

Corrosion is very common at pipe joints and is often not reported.

Many portions of the plumbing system are not visible during a standard inspection. This includes: underground supply and drain pipes, septic systems, and all plumbing that is located behind walls, floors, or ceilings. Plumbing leakage is a major part of your inspection. During the inspection procedures, all fixtures are operated for at least 10 minutes at each location (and often much longer) and the areas under these fixtures are inspected for signs of leakage whenever it is possible to do so. However, there ultimately is no way to guarantee that all leaks have been located, or that future leaks will not occur.

PLUMBING MATERIALS:

SERVICE TYPE:
Public / City Water.

MAIN LOCATION:
The main interior water shut-off valves are located in the basement, inside the front foundation wall.

MAIN MATERIAL:
The portion of visible pipe is made of copper.

DISTRIBUTION PLUMBING TYPES (Visible Portions):
Copper (Type M - red)
PEX Plastic.