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Jul 1st, 2025



Home Inspection Report

PREPARED FOR:



INSPECTED BY:

Neal Frechette / Rising Tide Home Inspection





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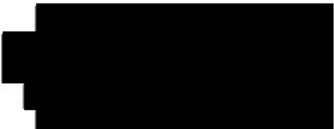
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Summary



Inspection Details

INSPECTOR

Neal Frechette

Rising Tide Home Inspection

Phone

Email risingtide2019@aol.com

CLIENT

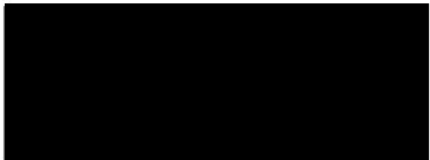
Levi Parker

Phone 9714866588

Email Levi@forgedbuilt.com

ADDITIONAL INFO

📅 Inspection date	Jul 1st, 2025
• Others Present	Buyer
• Property Occupied	Vacant
• Building Type	Single Family
• Weather	Sunny
• Temperature	90 °F
• Year Built	1997
• Water Source	Well
• Sewage/Disposal	Septic



Definitions



Acceptable
Functional with no obvious signs of defect.



Not Present
Item not present or not found.



Not Inspected
Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.



Marginal
Item is not fully functional and requires repair or servicing.



Defective
Item needs immediate repair or replacement. It is unable to perform its intended function.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Home Information

1.1 BUILDING TYPE

DESCRIPTION: Double wide mobile home (Built prior to June 15, 1976 when HUD code went into effect)

1.2 DIMENSIONS

DESCRIPTION: Triple wide

1.3 ESTIMATED AGE

DESCRIPTION: 28 years

2. Installation Inspection

2.1 WHEELS AND AXLES PRESENT

DESCRIPTION: No

2.2 HITCH PRESENT

DESCRIPTION: No

2.3 PAD

DESCRIPTION: No pad present

2.4 PIERS

DESCRIPTION: 8

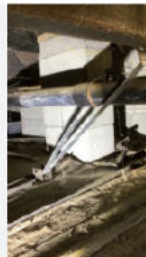
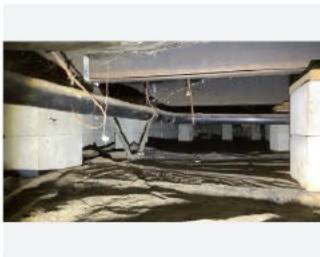
2.5 PIERS PER BEAM

DESCRIPTION: 15

2.6 ANCHORS

DESCRIPTION: Yes

MEDIA:



3. Roof

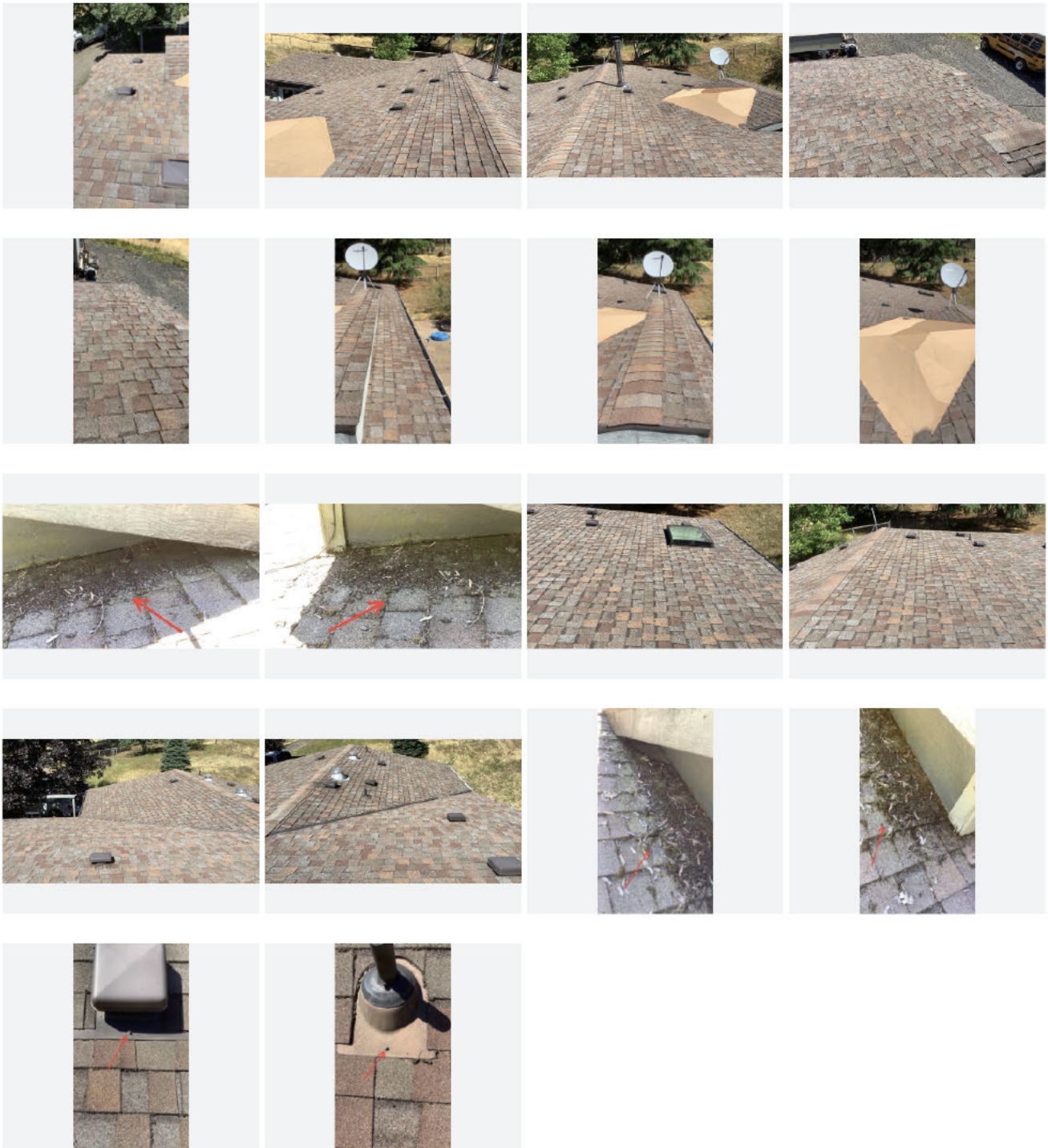
3.1 METHOD OF INSPECTION

DESCRIPTION: On roof

3.2 MATERIAL/CONDITION

DESCRIPTION: Asphalt shingle

11/11/2016



COMMENTS:

 Marginal

Overall the roof was in good condition with only minor granule loss as expected as a roof ages and no acute damage was observed. However, there was dried moss and some debris on the roof, recommend the roof be

cleaned of debris and moss. Also, recommend sealing all screw/nail heads as seen in the last two photos with a waterproof sealant.

3.3 TYPE

DESCRIPTION: Gable

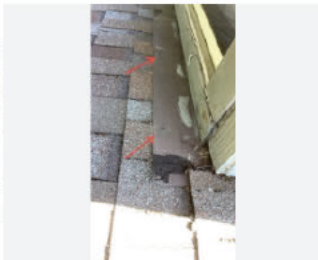
3.4 APPROXIMATE AGE

DESCRIPTION: Check with owner

3.5 FLASHING

DESCRIPTION: Aluminum

MEDIA:



COMMENTS:

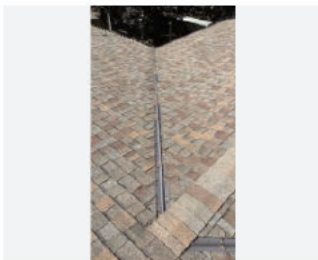
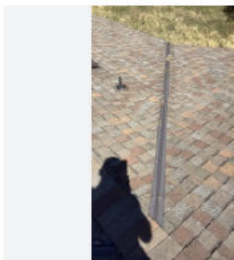
 Marginal

Recommend sealing screw/nail heads with a waterproof sealant.

3.6 VALLEYS

DESCRIPTION: Preformed metal

MEDIA:



3.7 SKYLIGHT

DESCRIPTION: Insulated glass, Plastic

MEDIA:



3.8 PLUMBING VENTS

DESCRIPTION: PVC

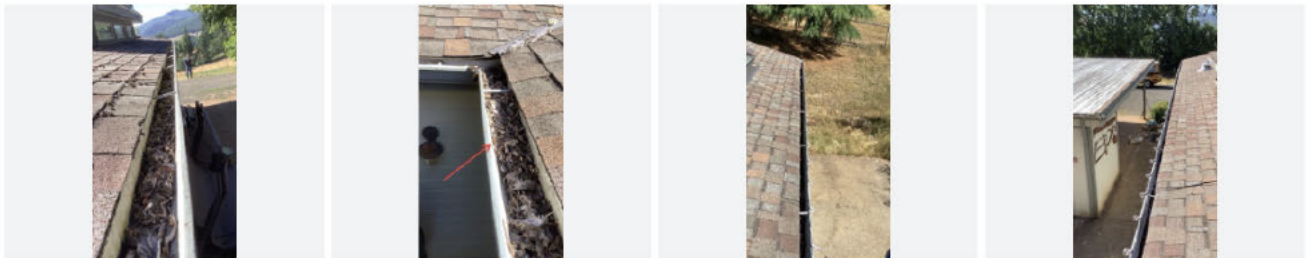
3.9 ELECTRICAL MAST

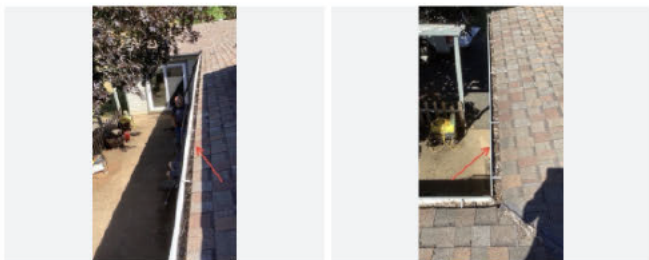
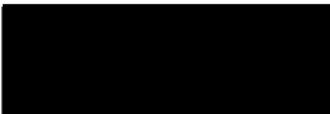
DESCRIPTION: Underground utilities

3.10 GUTTERS

DESCRIPTION: Aluminum

MEDIA:





COMMENTS:

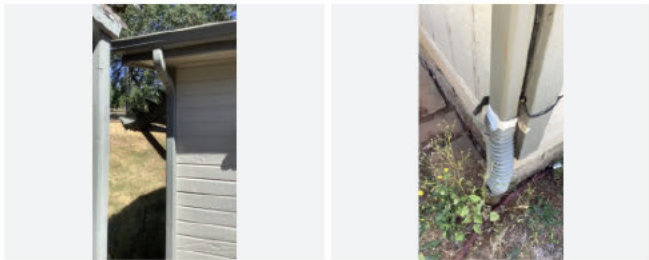
 Marginal

Gutters are filled with debris, recommend cleaning by a Gutter Cleaning Service or DIY, to restore proper water flow.

3.11 DOWNSPOUTS

DESCRIPTION: Aluminum

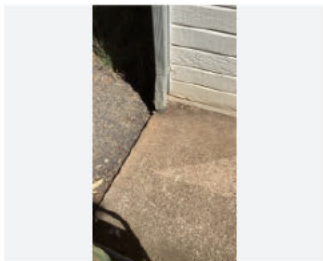
MEDIA:



3.12 LEADERS/EXTENSIONS

DESCRIPTION: Plastic

MEDIA:



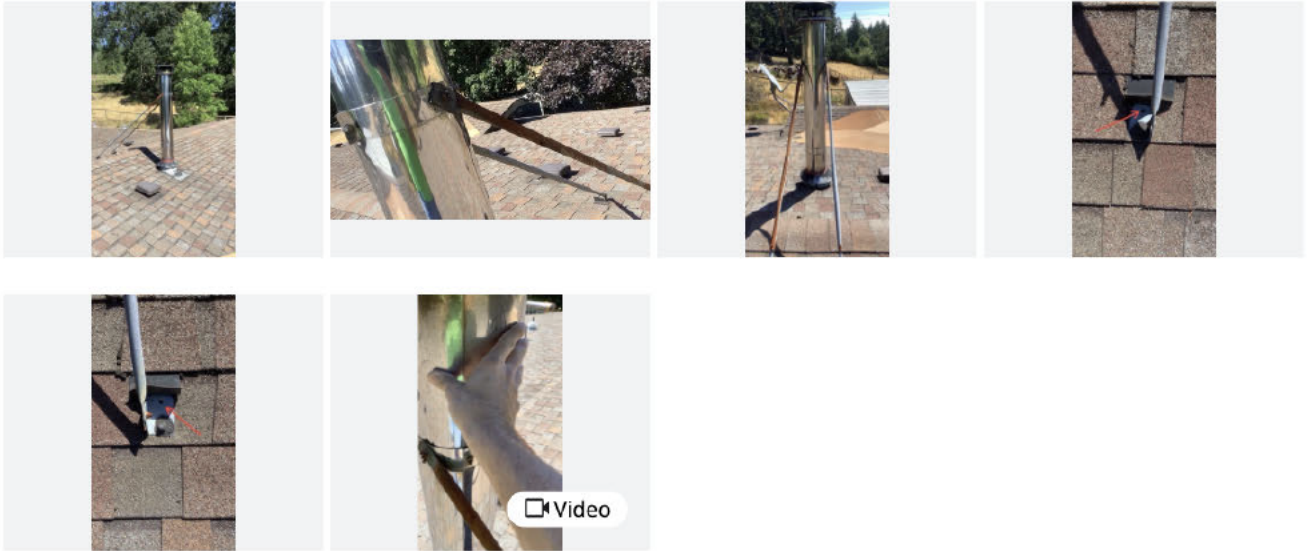
3.13 CHIMNEY

DESCRIPTION: Metal pipe

INFORMATION:

Majority of Chimney's flues and vents could not be observed, recommend annual inspection and cleaning.

MEDIA:



COMMENTS:

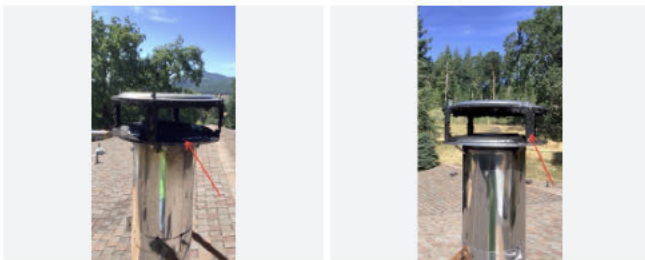
Defective

The chimney supports are rusted and loose, recommend replacement.

3.14 FLUE/FLUE CAP

DESCRIPTION: Metal

MEDIA:



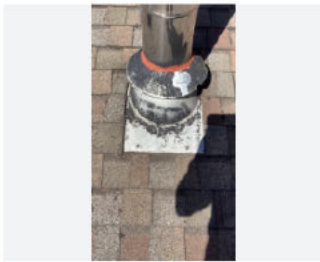
COMMENTS:

Heavy creasote buildup observed, recommend a Chimney Sweep Service before use.

3.15 CHIMNEY FLASHING

DESCRIPTION: Metal

MEDIA:

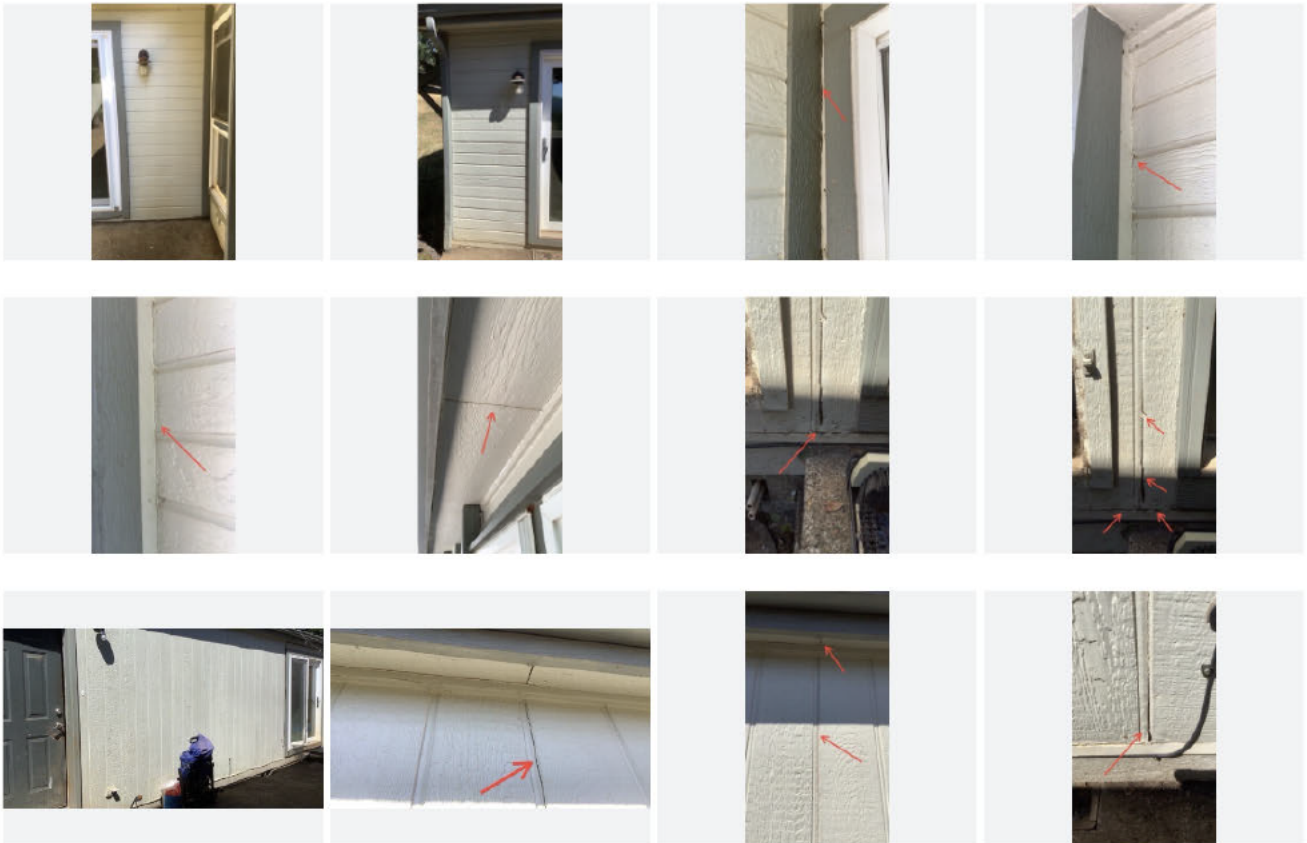


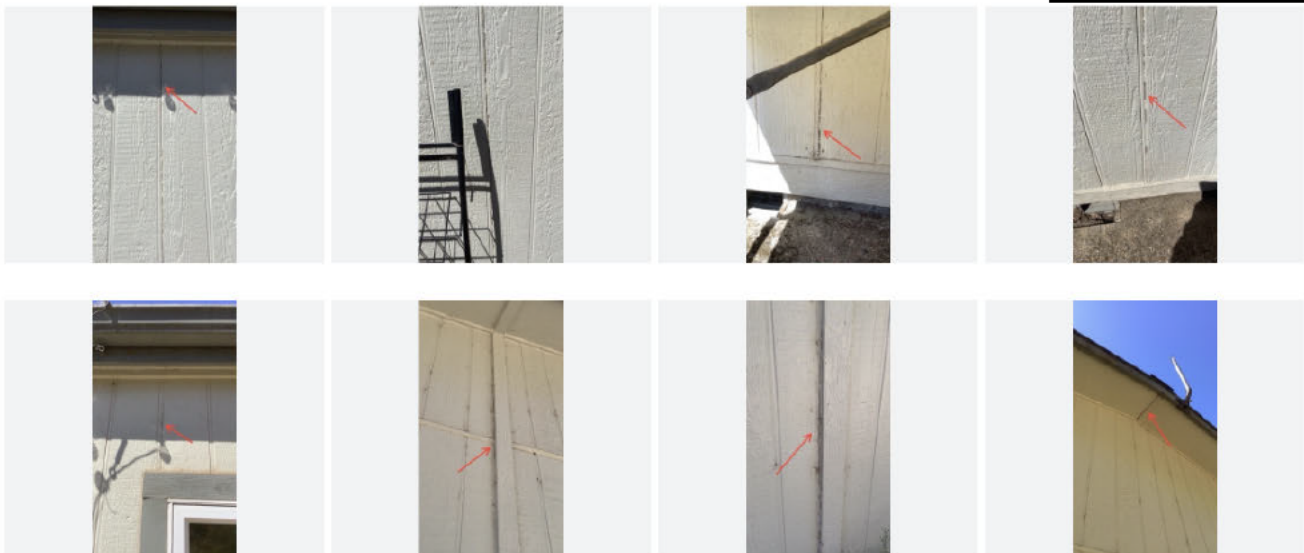
4. Exterior

4.1 TYPE

DESCRIPTION: Wood

MEDIA:





COMMENTS:

 Marginal

The majority of the siding was in good condition, however there were areas of wood rot near the bottom and several areas where cracks and seams were observed. Recommend sealing all cracks and seams to prevent moisture intrusion either by a Handyman service or DIY project.

4.2 TRIM/EAVES

DESCRIPTION: Wood

MEDIA:





COMMENTS:

 Marginal

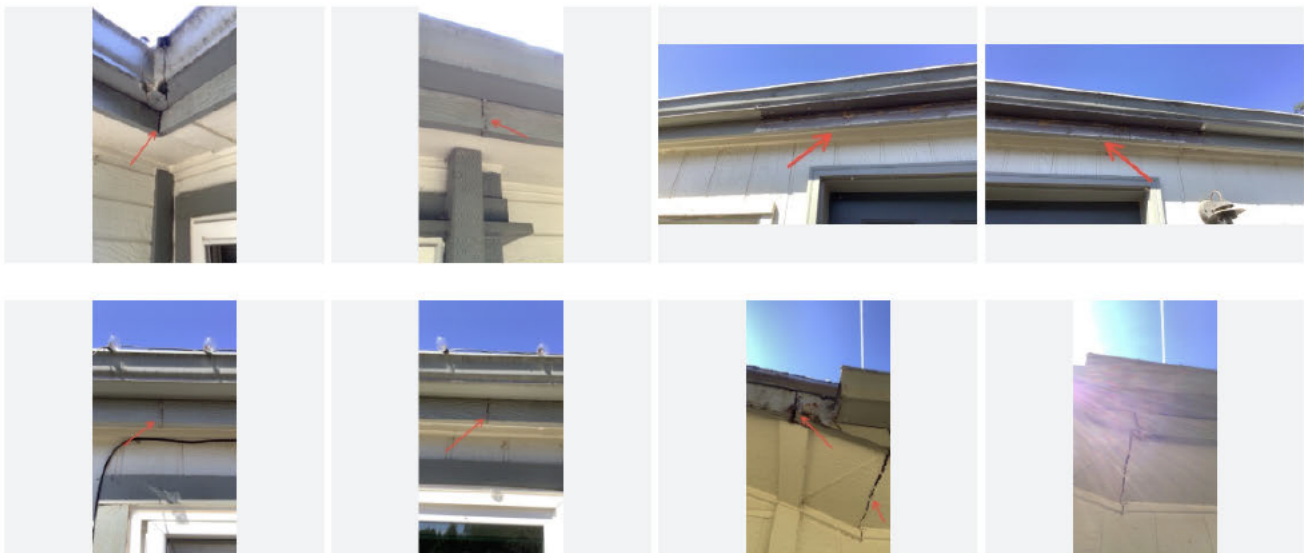
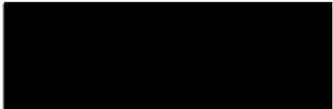
Several areas of the trim showed evidence of wood rot and/or weather damage, and open seams, gaps or cracks, recommend replacing all areas of wood rot and sealing/caluking the gaps and seams.

 Marginal

4.3 FASCIA

DESCRIPTION: Wood

MEDIA:



COMMENTS:

Marginal

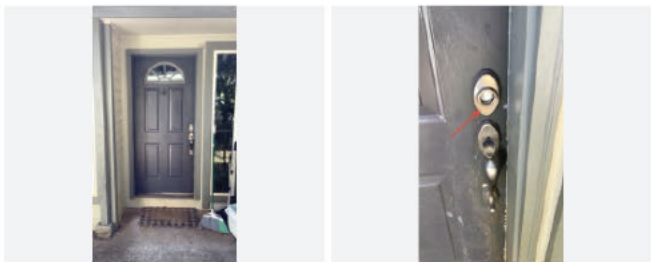
Several areas of the fascia had open seams or gaps, recommend sealing/caulking.

Marginal

4.4 ENTRY DOORS

DESCRIPTION: Wood

MEDIA:



COMMENTS:

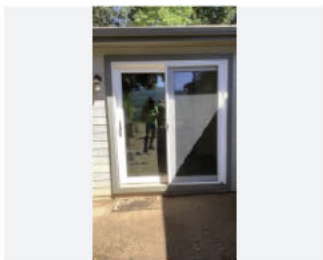
Marginal

Loose or missing hardware, recommend replacement.

4.5 PATIO DOOR

DESCRIPTION: Metal sliding

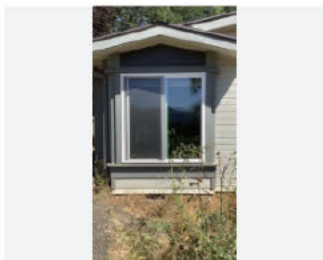
MEDIA:



4.6 WINDOWS

DESCRIPTION: Vinyl frame

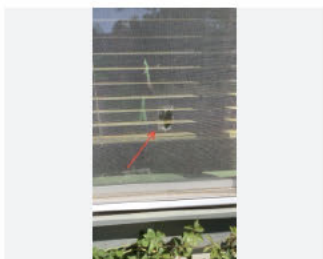
MEDIA:



4.7 WINDOW SCREENS

DESCRIPTION: Vinyl mesh

MEDIA:



COMMENTS:

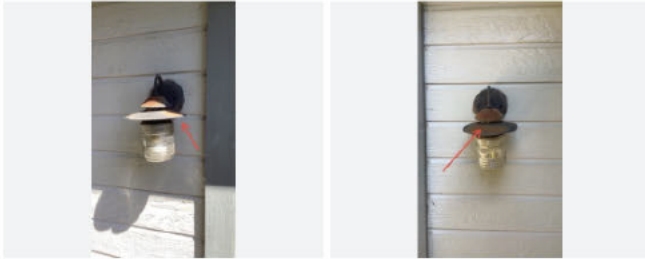
 Marginal

Replace torn or missing screens as needed.

4.8 EXTERIOR LIGHTING

DESCRIPTION: Surface mount

MEDIA:



COMMENTS:

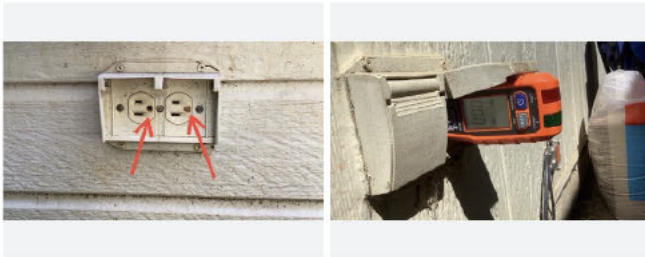
 Marginal

Replace rusted or weathered light fixtures as needed.

4.9 EXTERIOR ELECTRIC OUTLETS

DESCRIPTION: 110 VAC

MEDIA:



COMMENTS:

 Defective

Non-GFCI outlets observed and in the first photo the grounds were plugged so the outlet could not be tested, recommend correction by a licensed Electrician and install GFCI outlets on exterior.

4.10 HOSE BIBS

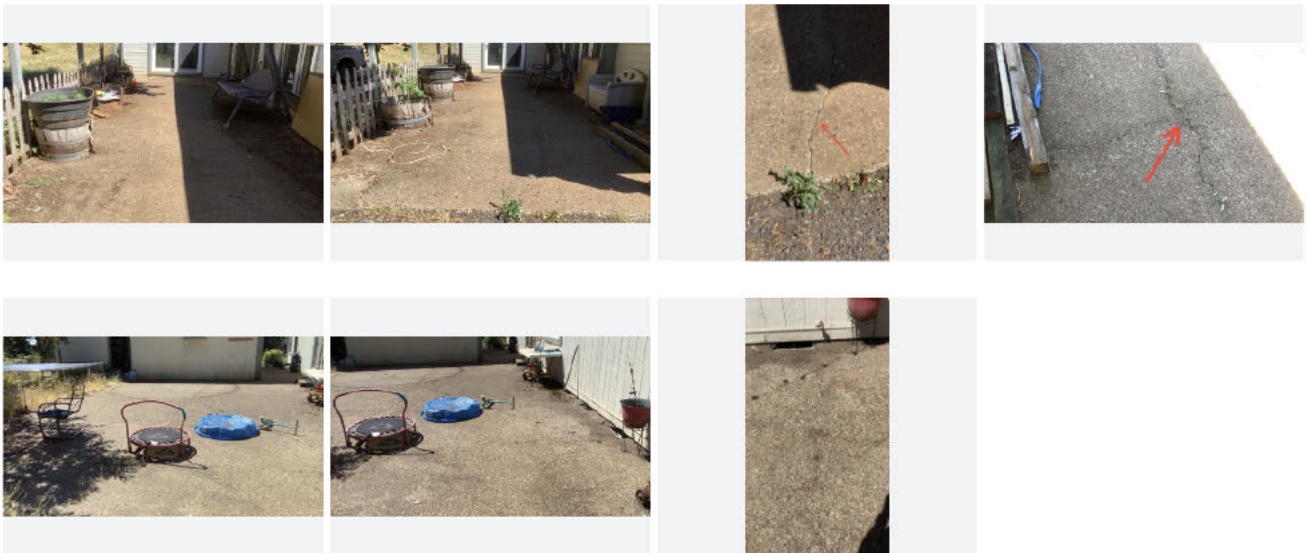
DESCRIPTION: Rotary

5. Lots and Grounds

5.1 PATIO

DESCRIPTION: Concrete

MEDIA:



COMMENTS:

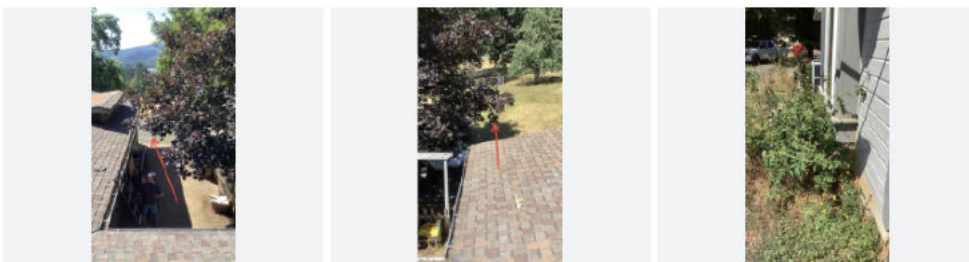
 Marginal

Cracks were observed on the patio surface, recommend power washing the cracks to remove dirt and debris then filling with a concrete epoxy to help prevent further cracking.

5.2 VEGETATION

DESCRIPTION: Trees, Shrubs

MEDIA:



COMMENTS:

 Marginal

Tree limbs over hang the roof and should be cut back and some shrubs were too close to the siding, recommend trimming back a minimum of 12 inches.

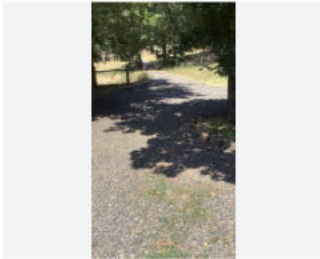
5.3 GRADING

DESCRIPTION: Flat

5.4 DRIVEWAY

DESCRIPTION: Gravel

MEDIA:



6. Crawl Space

6.1 METHOD OF INSPECTION

DESCRIPTION: In the crawl space

6.2 ACCESS

DESCRIPTION: Open

6.3 MOISTURE PENETRATION

DESCRIPTION: No moisture present at time of inspection

6.4 MOISTURE BARRIER

DESCRIPTION: Plastic

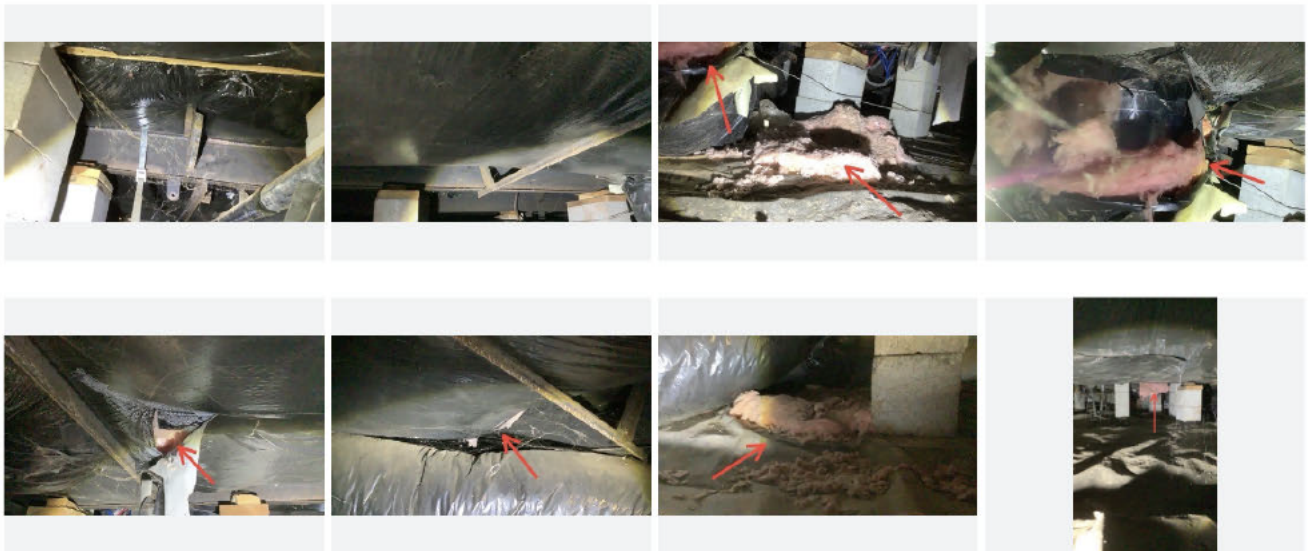
6.5 VENTILATION

DESCRIPTION: Vents

6.6 INSULATION

DESCRIPTION: Fiberglass

MEDIA:



COMMENTS:

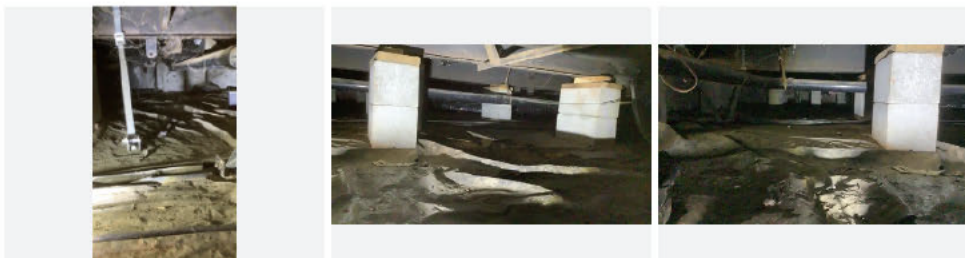
 Marginal

Some of the insulation was torn or missing in areas, recommend a Handyman Service for correction of these areas.

6.7 VAPOR BARRIER

DESCRIPTION: Under entire home

MEDIA:



6.8 ELECTRICAL

DESCRIPTION: 110 VAC

7. Plumbing

7.1 SERVICE LINE

DESCRIPTION: ABS

MEDIA:



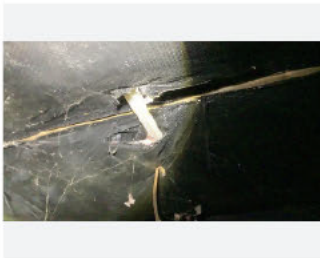
7.2 MAIN WATER SHUTOFF

DESCRIPTION: Check with owner

7.3 WATER LINES

DESCRIPTION: PEX

MEDIA:



7.4 DRAIN PIPES

DESCRIPTION: ABS

7.5 SERVICE CAPS

DESCRIPTION: Accessible

7.6 VENT PIPES

DESCRIPTION: PVC

7.7 WATER HEATER OPERATION

DESCRIPTION: Adequate

INFORMATION: Gas/Electric water heaters typically last about 10 years.

7.8 MANUFACTURER

DESCRIPTION: Rheem, Bradford-White

MEDIA:



COMMENTS:

 Acceptable

There were two water heaters in this home. The first 3 photos were on the exterior near the rear patio and the other 3 were in the bedroom inside.

7.9 TYPE

DESCRIPTION: Electric

CAPACITY: 50 Gal.

7.10 APPROXIMATE AGE

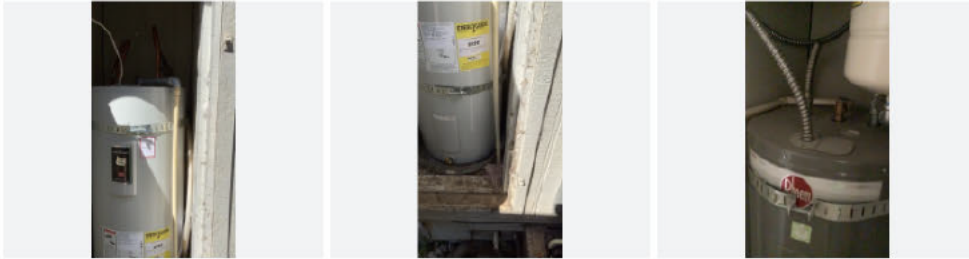
DESCRIPTION: The water heater outside is 5 years old and the one on the inside appears to be 1995 or 2015 model, check with owner for confirmation.

AREA SERVED: Whole building

7.11 TPRV AND DRAIN TUBE

DESCRIPTION: Copper, PVC

MEDIA:



8. Structure

8.1 BEAMS

DESCRIPTION: Steel I-Beam

8.2 STRUCTURAL WALLS

DESCRIPTION: Frame

8.3 FLOORING

DESCRIPTION: Not inspected

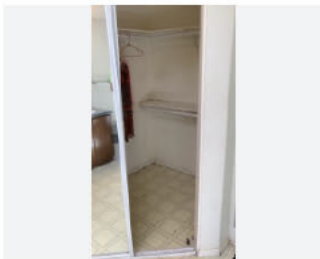
9. Bathroom

Master Bathroom

9.1 CLOSET

DESCRIPTION: Walk In

MEDIA:



9.2 CEILING

DESCRIPTION: Paint

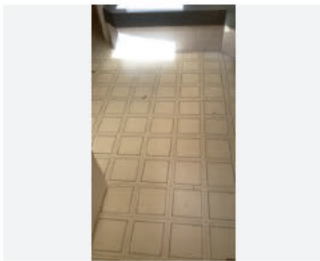
9.3 WALLS

DESCRIPTION: Paint

9.4 FLOOR

DESCRIPTION: Linoleum

MEDIA:



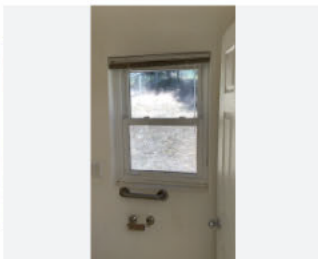
9.5 DOORS

DESCRIPTION: Hollow wood

9.6 WINDOWS

DESCRIPTION: Vinyl Frame

MEDIA:



9.7 ELECTRICAL

DESCRIPTION: 110 VAC GFCI

MEDIA:



COMMENTS:



Open or missing ground and the GFCI did not trip, recommend Electrician for correction.

9.8 COUNTER/CABINET

DESCRIPTION: Laminate and wood

9.9 SINK/BASIN

DESCRIPTION: Molded dual bowl

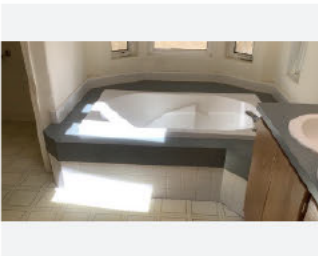
9.10 FAUCETS/TRAPS

DESCRIPTION: Chrome, PVC

9.11 TUB/SURROUND

DESCRIPTION: Fiberglass tub and fiberglass surround

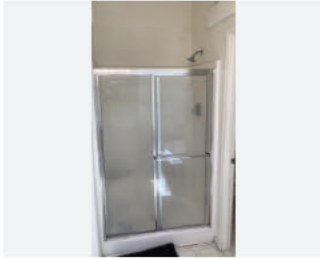
MEDIA:



9.12 SHOWER/SURROUND

DESCRIPTION: Fiberglass pan and fiberglass surround

MEDIA:



9.13 TOILETS

DESCRIPTION: 1 1/2 Gallon Tank

9.14 HVAC SOURCE

DESCRIPTION: Vent

9.15 VENTILATION

DESCRIPTION: Electric ventilation fan

10. Bathroom

West bathroom

10.1 CEILING

DESCRIPTION: Paint

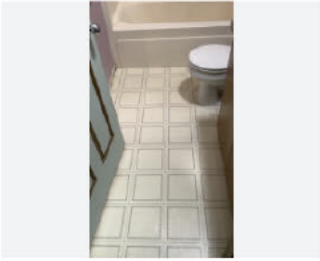
10.2 WALLS

DESCRIPTION: Paint

10.3 FLOOR

DESCRIPTION: Linoleum

MEDIA:



10.4 DOORS

DESCRIPTION: Hollow wood

10.5 ELECTRICAL

DESCRIPTION: 110 VAC

10.6 COUNTER/CABINET

DESCRIPTION: Laminate and wood

10.7 SINK/BASIN

DESCRIPTION: Molded single bowl

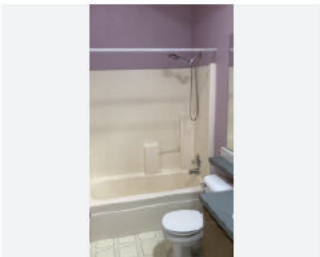
10.8 FAUCETS/TRAPS

DESCRIPTION: Chrome, PVC

10.9 TUB/SURROUND

DESCRIPTION: Fiberglass tub and fiberglass surround

MEDIA:



10.10 TOILETS

DESCRIPTION: 1 1/2 Gallon Tank

10.11 HVAC SOURCE

DESCRIPTION: Vent

10.12 VENTILATION

DESCRIPTION: Electric ventilation fan

11. Bathroom

South bathroom

11.1 CEILING

DESCRIPTION: Paint

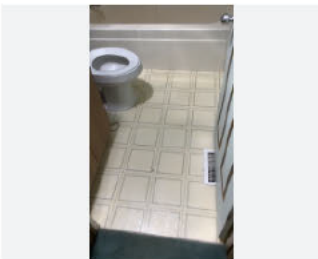
11.2 WALLS

DESCRIPTION: Paint

11.3 FLOOR

DESCRIPTION: Linoleum

MEDIA:



11.4 DOORS

DESCRIPTION: Hollow wood

11.5 ELECTRICAL

DESCRIPTION: 110 VAC GFCI

11.6 COUNTER/CABINET

DESCRIPTION: Laminate and wood

11.7 SINK/BASIN

DESCRIPTION: Molded single bowl

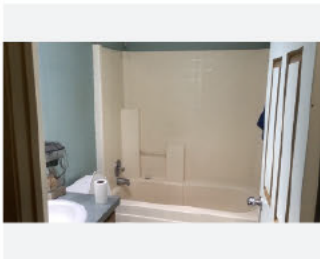
11.8 FAUCETS/TRAPS

DESCRIPTION: Chrome, PVC

11.9 TUB/SURROUND

DESCRIPTION: Fiberglass tub and fiberglass surround

MEDIA:



11.10 TOILETS

DESCRIPTION: 1 1/2 Gallon Tank

11.11 HVAC SOURCE

DESCRIPTION: Vent

11.12 VENTILATION

DESCRIPTION: Electric ventilation fan



12. Bathroom

12.1 CEILING

DESCRIPTION: Paint

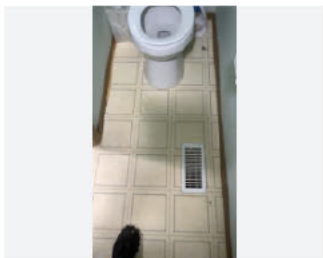
12.2 WALLS

DESCRIPTION: Paint

12.3 FLOOR

DESCRIPTION: Linoleum

MEDIA:



12.4 DOORS

DESCRIPTION: Hollow wood

12.5 ELECTRICAL

DESCRIPTION: 110 VAC GFCI

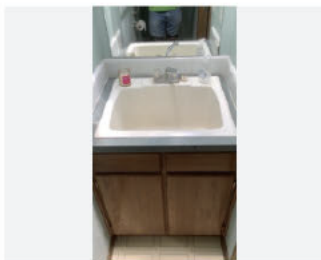
12.6 COUNTER/CABINET

DESCRIPTION: Laminate and wood

12.7 SINK/BASIN

DESCRIPTION: PVC

MEDIA:



12.8 FAUCETS/TRAPS

DESCRIPTION: Chrome, PVC

12.9 TOILETS

DESCRIPTION: 1 1/2 Gallon Tank

12.10 HVAC SOURCE

DESCRIPTION: Vent

12.11 VENTILATION

DESCRIPTION: Electric ventilation fan

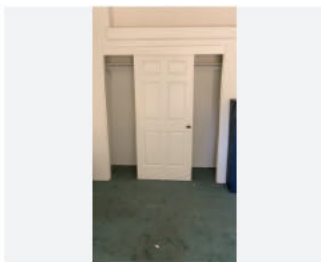
13. Bedroom

Master Bedroom

13.1 CLOSET

DESCRIPTION: Single small

MEDIA:



13.2 CEILING



DESCRIPTION: Paint

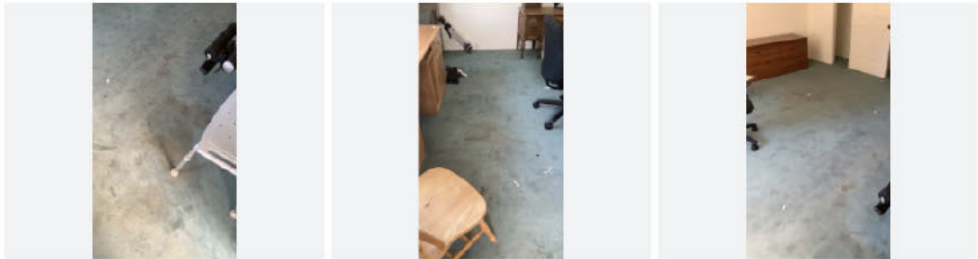
13.3 WALLS

DESCRIPTION: Paint

13.4 FLOOR

DESCRIPTION: Carpet

MEDIA:



COMMENTS:

 Marginal

Carpet Stained/soiled

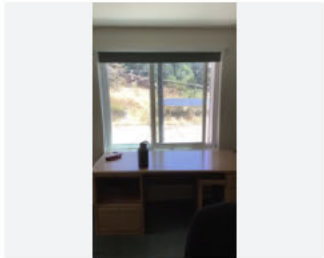
13.5 DOORS

DESCRIPTION: Hollow wood

13.6 WINDOWS

DESCRIPTION: Vinyl slider

MEDIA:



13.7 ELECTRICAL

DESCRIPTION: 110 VAC

13.8 HVAC SOURCE

DESCRIPTION: Vent

13.9 SMOKE DETECTOR

DESCRIPTION: Not present

INFORMATION: Smoke alarms have a life span of 8 to 10 years. Recommend testing the alarm every month. For battery operated alarms, recommend replacing batteries once a year.

COMMENTS:

☐ Not Present

Not present

13.10 CARBON MONOXIDE DETECTOR

DESCRIPTION: Not present

COMMENTS:

☐ Not Present

Not present

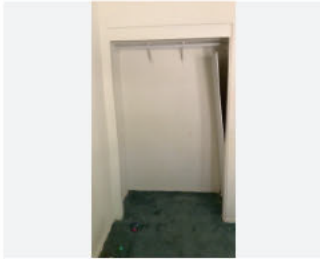
14. Bedroom

North

14.1 CLOSET

DESCRIPTION: Single small

MEDIA:



14.2 CEILING

DESCRIPTION: Paint

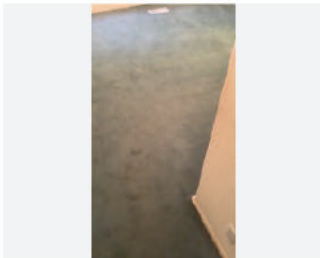
14.3 WALLS

DESCRIPTION: Paint

14.4 FLOOR

DESCRIPTION: Carpet

MEDIA:



COMMENTS:

 Marginal

Carpet Stained/soiled

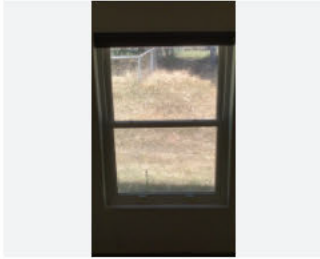
14.5 DOORS

DESCRIPTION: Hollow wood

14.6 WINDOWS

DESCRIPTION: Vinyl double hung

MEDIA:



14.7 ELECTRICAL

DESCRIPTION: 110 VAC

14.8 HVAC SOURCE

DESCRIPTION: Vent

14.9 SMOKE DETECTOR

DESCRIPTION: Not present

INFORMATION: Smoke alarms have a life span of 8 to 10 years. Recommend testing the alarm every month. For battery operated alarms, recommend replacing batteries once a year.

COMMENTS:

☐ Not Present

Not present

14.10 CARBON MONOXIDE DETECTOR

DESCRIPTION: Not present

COMMENTS:

☐ Not Present

Not present

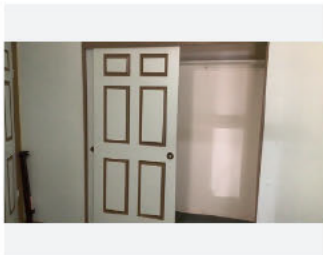
15. Bedroom

South bedroom

15.1 CLOSET

DESCRIPTION: Single small

MEDIA:



15.2 CEILING

DESCRIPTION: Paint

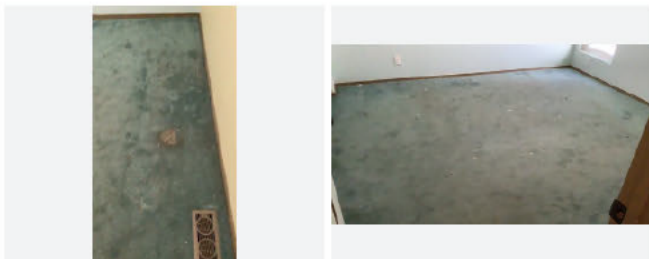
15.3 WALLS

DESCRIPTION: Paint

15.4 FLOOR

DESCRIPTION: Carpet

MEDIA:



COMMENTS:

 Marginal

Carpet Stained/soiled

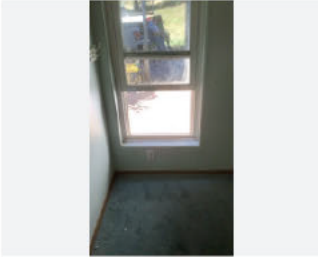
15.5 DOORS

DESCRIPTION: Hollow wood

15.6 WINDOWS

DESCRIPTION: Vinyl double hung

MEDIA:



COMMENTS:

 Marginal

missing screen

15.7 ELECTRICAL

DESCRIPTION: 110 VAC

15.8 HVAC SOURCE

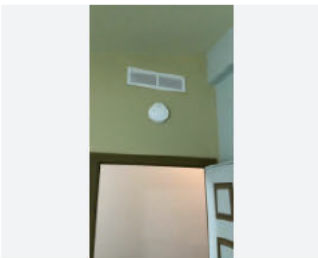
DESCRIPTION: Vent

15.9 SMOKE DETECTOR

DESCRIPTION: Battery operated with light

INFORMATION: Smoke alarms have a life span of 8 to 10 years. Recommend testing the alarm every month. For battery operated alarms, recommend replacing batteries once a year.

MEDIA:



15.10 CARBON MONOXIDE DETECTOR

DESCRIPTION: Not present

COMMENTS:

Not Present

Not present

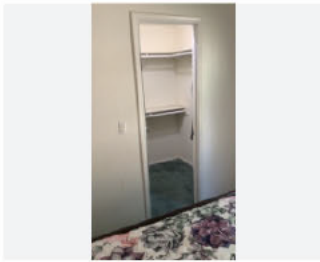
16. Bedroom

North bedroom

16.1 CLOSET

DESCRIPTION: Small & Walk-in

MEDIA:



16.2 CEILING

DESCRIPTION: Paint

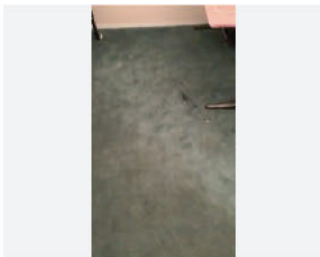
16.3 WALLS

DESCRIPTION: Paint

16.4 FLOOR

DESCRIPTION: Carpet

MEDIA:



COMMENTS:



Carpet Stained/soiled

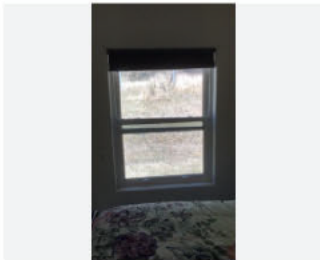
16.5 DOORS

DESCRIPTION: Hollow wood

16.6 WINDOWS

DESCRIPTION: Vinyl double hung

MEDIA:



16.7 ELECTRICAL

DESCRIPTION: 110 VAC

16.8 HVAC SOURCE

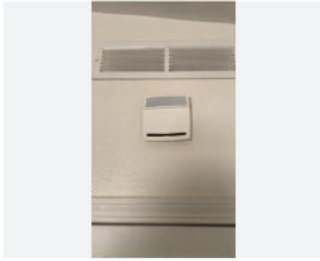
DESCRIPTION: Vent

16.9 SMOKE DETECTOR

DESCRIPTION: Battery operated with light

INFORMATION: Smoke alarms have a life span of 8 to 10 years. Recommend testing the alarm every month. For battery operated alarms, recommend replacing batteries once a year.

MEDIA:



16.10 CARBON MONOXIDE DETECTOR

DESCRIPTION: Battery operated with light

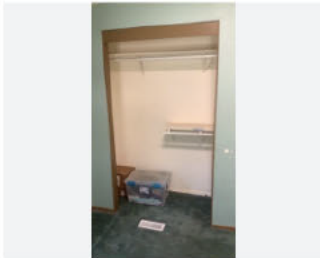
17. Bedroom

South bedroom

17.1 CLOSET

DESCRIPTION: Single small

MEDIA:



17.2 CEILING

DESCRIPTION: Paint

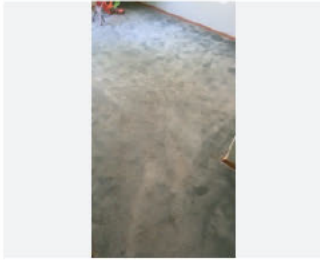
17.3 WALLS

DESCRIPTION: Paint

17.4 FLOOR

DESCRIPTION: Carpet

MEDIA:



COMMENTS:

 Marginal

Carpet Stained/soiled

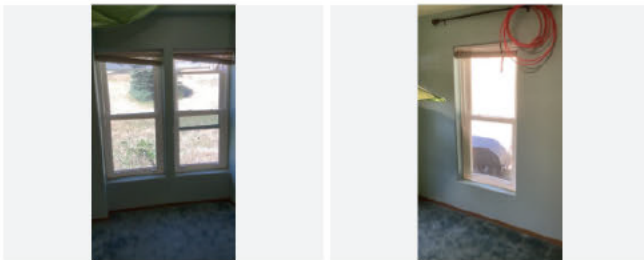
17.5 DOORS

DESCRIPTION: Hollow wood

17.6 WINDOWS

DESCRIPTION: Vinyl double hung

MEDIA:



17.7 ELECTRICAL

DESCRIPTION: 110 VAC

17.8 HVAC SOURCE

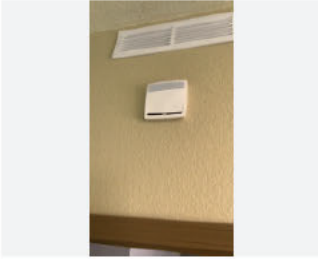
DESCRIPTION: Vent

17.9 SMOKE DETECTOR

DESCRIPTION: Battery operated with light

INFORMATION: Smoke alarms have a life span of 8 to 10 years. Recommend testing the alarm every month. For battery operated alarms, recommend replacing batteries once a year.

MEDIA:



17.10 CARBON MONOXIDE DETECTOR

DESCRIPTION: Battery operated with light

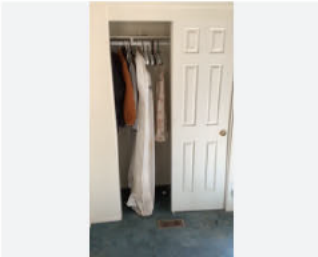
18. Bedroom

South bedroom

18.1 CLOSET

DESCRIPTION: Single small

MEDIA:



18.2 CEILING

DESCRIPTION: Paint

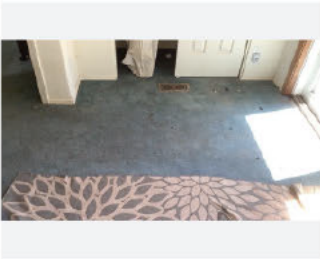
18.3 WALLS

DESCRIPTION: Paint

18.4 FLOOR

DESCRIPTION: Carpet

MEDIA:



COMMENTS:

 Marginal

Carpet Stained/soiled

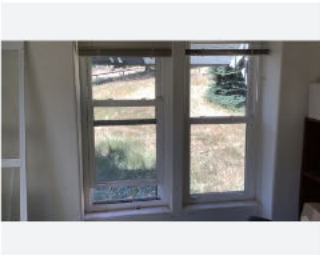
18.5 DOORS

DESCRIPTION: Hollow wood

18.6 WINDOWS

DESCRIPTION: Vinyl double hung

MEDIA:



18.7 ELECTRICAL

DESCRIPTION: 110 VAC

18.8 HVAC SOURCE

DESCRIPTION: Vent

18.9 SMOKE DETECTOR

DESCRIPTION: Not present

INFORMATION: Smoke alarms have a life span of 8 to 10 years. Recommend testing the alarm every month. For battery operated alarms, recommend replacing batteries once a year.

COMMENTS:

☐ Not Present

Not present

18.10 CARBON MONOXIDE DETECTOR

DESCRIPTION: Not present

COMMENTS:

☐ Not Present

Not present

19. Living Space

19.1 CEILING

DESCRIPTION: Paint

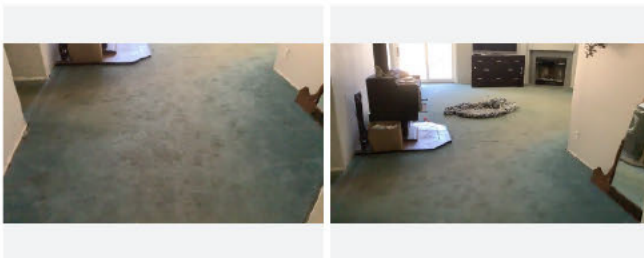
19.2 WALLS

DESCRIPTION: Paint

19.3 FLOOR

DESCRIPTION: Carpet

MEDIA:



COMMENTS:

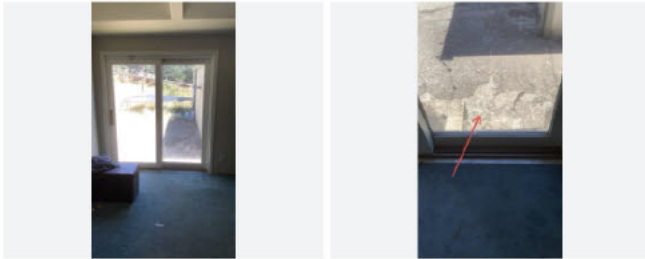
 Marginal

Carpet Stained/soiled

19.4 DOORS

DESCRIPTION: Metal sliding

MEDIA:



COMMENTS:

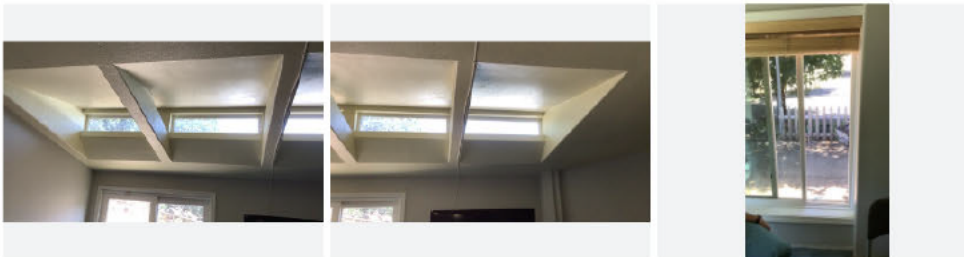
 Marginal

Torn screen, recommend replacment.

19.5 WINDOWS

DESCRIPTION: Vinyl casement

MEDIA:



19.6 ELECTRICAL

DESCRIPTION: 110 VAC

19.7 HVAC SOURCE

DESCRIPTION: Vent

19.8 SMOKE DETECTOR

DESCRIPTION: Not present

COMMENTS:

☐ Not Present

Not present

19.9 CARBON MONOXIDE DETECTOR

DESCRIPTION: Not present

COMMENTS:

☐ Not Present

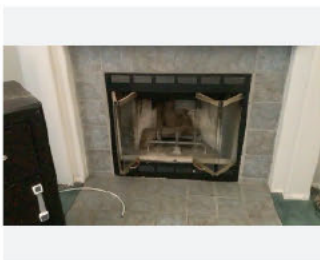
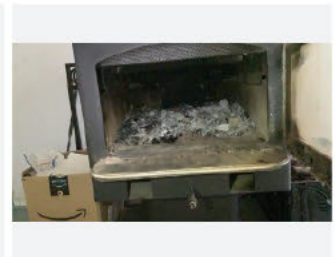
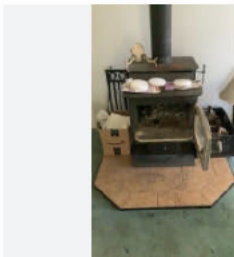
Not present

20. Fireplace/Wood Stove

20.1 FREESTANDING STOVE

DESCRIPTION: Wood burning

MEDIA:



COMMENTS:

☒ Acceptable

The wood stove appeared to be a certified wood stove, recommend a chimney sweep service before use. In the last photo the fireplace appears to be abandon, check with owner for more information on this.

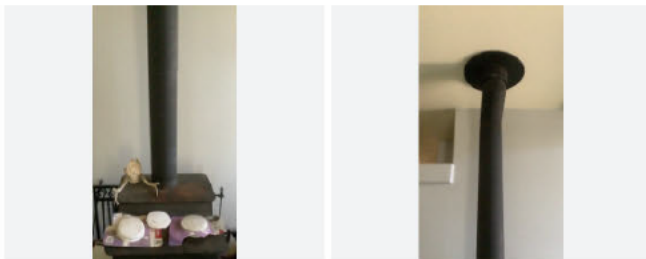
20.2 TYPE

DESCRIPTION: Wood burning

20.3 SMOKE CHAMBER

DESCRIPTION: Metal

MEDIA:



20.4 FLUE

DESCRIPTION: Metal

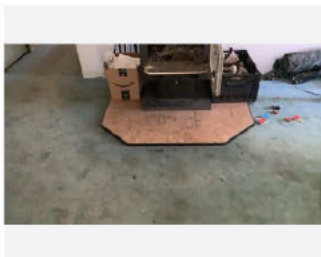
20.5 DAMPER

DESCRIPTION: Metal

20.6 HEARTH

DESCRIPTION: Raised

MEDIA:



21. Kitchen

21.1 COOKING APPLIANCES

DESCRIPTION: Whirlpool

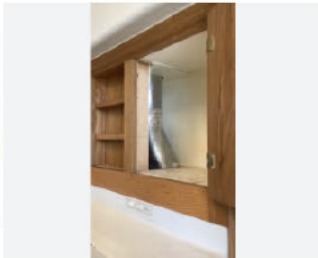
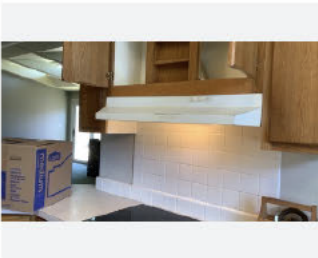
MEDIA:



21.2 VENTILATOR

DESCRIPTION: Broan

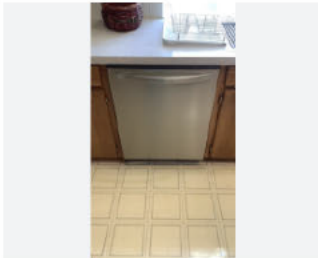
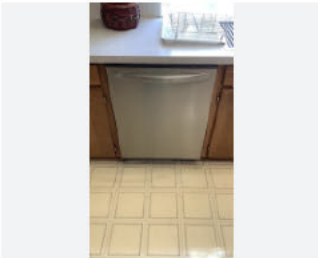
MEDIA:



21.3 DISHWASHER

DESCRIPTION: Frigidaire

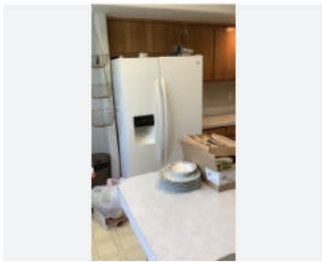
MEDIA:



21.4 REFRIGERATOR

DESCRIPTION: Kenmore

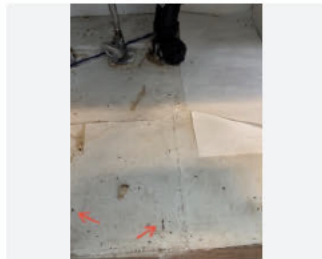
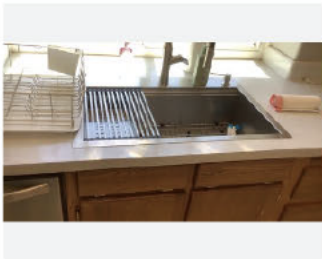
MEDIA:



21.5 SINK

DESCRIPTION: Stainless Steel

MEDIA:



COMMENTS:

 Defective

The sink itself was in good condition, however, there were rodent droppings observed as well as live rodents observed during the inspection, recommend a pest control service.

21.6 ELECTRICAL

DESCRIPTION: 110 VAC GFCI

21.7 PLUMBING/FIXTURES

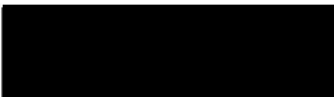
DESCRIPTION: PVC, Stainless Steel

21.8 COUNTER TOPS

DESCRIPTION: Laminate

21.9 CABINETS

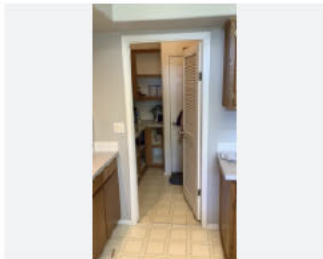
DESCRIPTION: Wood



21.10 PANTRY

DESCRIPTION: Small & Walk-in

MEDIA:



21.11 CEILING

DESCRIPTION: Paint

21.12 WALLS

DESCRIPTION: Paint

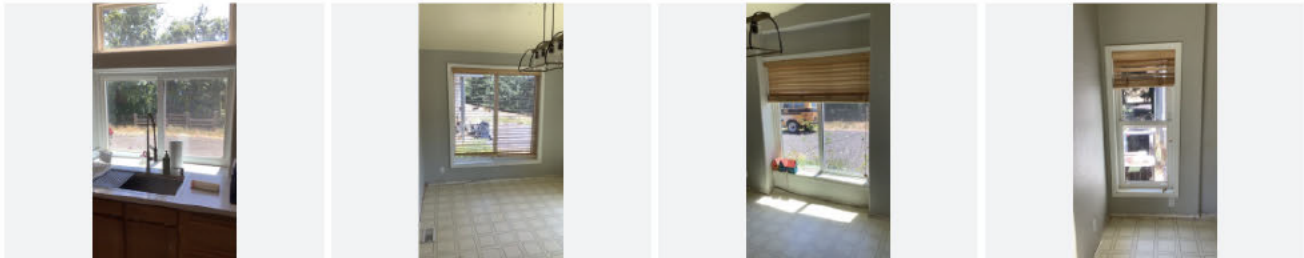
21.13 FLOOR

DESCRIPTION: Linoleum

21.14 WINDOWS

DESCRIPTION: Vinyl slider

MEDIA:



21.15 HVAC SOURCE

DESCRIPTION: Vent



22. Laundry Room/Area

22.1 CEILING

DESCRIPTION: Paint

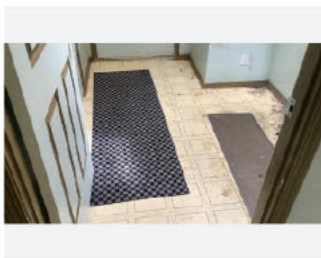
22.2 WALLS

DESCRIPTION: Paint

22.3 FLOOR

DESCRIPTION: Linoleum

MEDIA:



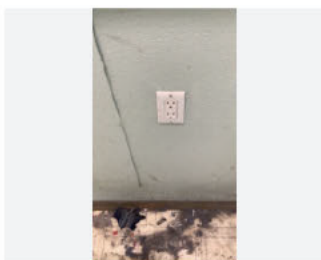
22.4 DOORS

DESCRIPTION: Hollow wood

22.5 ELECTRICAL

DESCRIPTION: 110 VAC

MEDIA:



COMMENTS:

Defective

Non-GFCI circuit observed, the NEC, National Electric Code mandates that GFCI outlets be installed anywhere within 6 feet of a water source, this outlet is next to the washer hoses.

22.6 WASHER HOSE BIB

DESCRIPTION: Gate valves

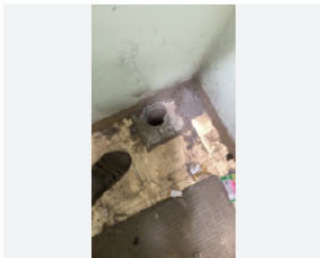
22.7 WASHER AND DRYER ELECTRICAL

DESCRIPTION: 110-240 VAC

22.8 DRYER VENT

DESCRIPTION: Metal

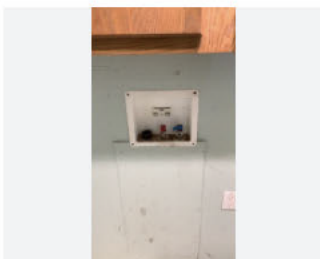
MEDIA:



22.9 WASHER DRAIN

DESCRIPTION: Wall mounted drain

MEDIA:



23. Garage/Carport

23.1 TYPE OF STRUCTURE

DESCRIPTION: Carport

CAR SPACES: 1

23.2 EXTERIOR SURFACE

DESCRIPTION: Wood

MEDIA:



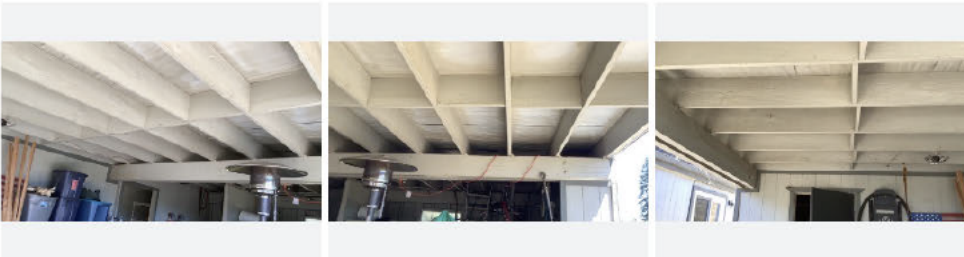
23.3 ROOF

DESCRIPTION: Tin

23.4 ROOF STRUCTURE

DESCRIPTION: 2x12 Rafter

MEDIA:



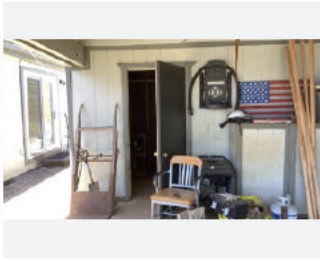
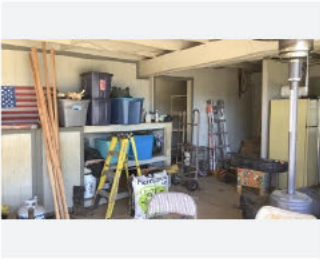
23.5 CEILING

DESCRIPTION: Exposed framing

23.6 WALLS

DESCRIPTION: Wood

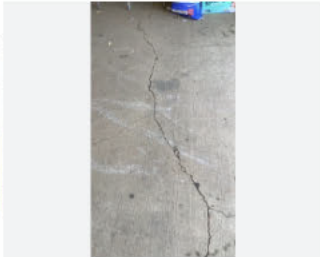
MEDIA:



23.7 FLOOR/FOUNDATION

DESCRIPTION: Concrete

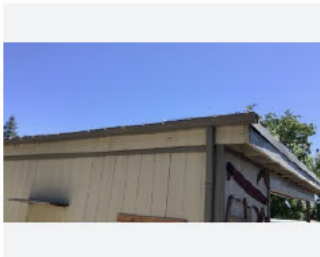
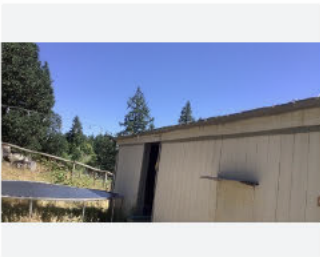
MEDIA:



23.8 GUTTERS

DESCRIPTION: Aluminum

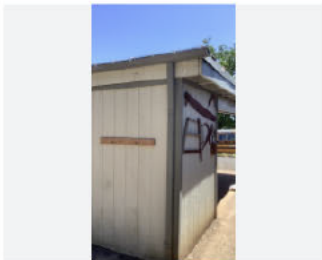
MEDIA:



23.9 DOWNSPOUTS

DESCRIPTION: Aluminum

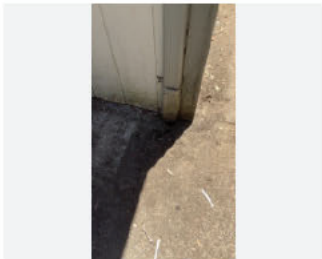
MEDIA:



23.10 LEADER/EXTENSIONS

DESCRIPTION: PVC

MEDIA:



24. Electrical

24.1 ELECTRICAL SERVICE CONNECT

DESCRIPTION: Rigid conduit

24.2 SERVICE SIZE AMPS

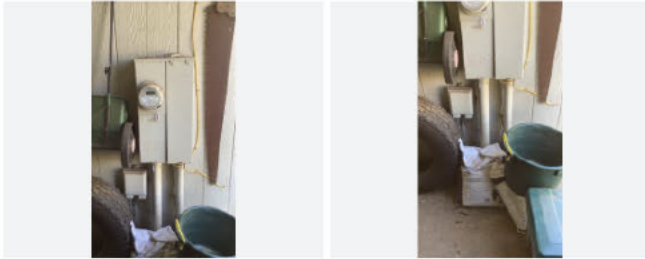
DESCRIPTION: 200

VOLTS: 110-240 VAC

24.3 SERVICE

DESCRIPTION: Copper

MEDIA:



24.4 120 VAC BRANCH CIRCUITS

DESCRIPTION: Copper

24.5 240 VAC BRANCH CIRCUITS

DESCRIPTION: Copper

24.6 ALUMINUM WIRING

DESCRIPTION: Not present

24.7 CONDUCTOR TYPE

DESCRIPTION: Non-metallic sheathed cable

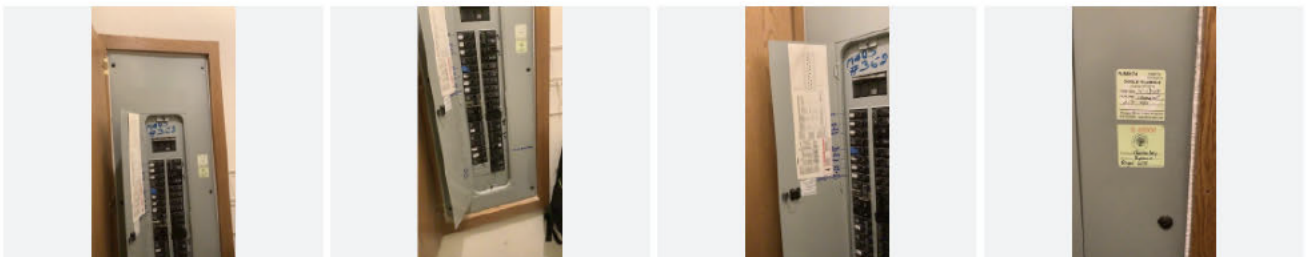
24.8 GROUND

DESCRIPTION: Rod in ground only

24.9 MANUFACTURER

DESCRIPTION: Seimens

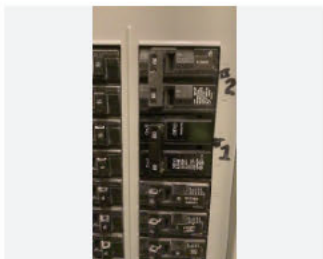
MEDIA:



24.10 MAXIMUM CAPACITY

DESCRIPTION: 80amps

MEDIA:



24.11 MAIN BREAKER SIZE

DESCRIPTION: 225amps

MEDIA:



24.12 BREAKERS

DESCRIPTION: Copper

24.13 FUSES

DESCRIPTION: Screw type

24.14 GFCI

DESCRIPTION: At GFCI receptacles only

24.15 IS THE PANEL BONDED

DESCRIPTION: Yes

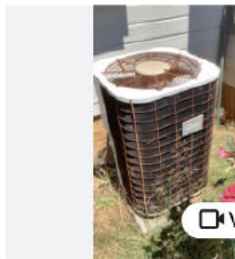
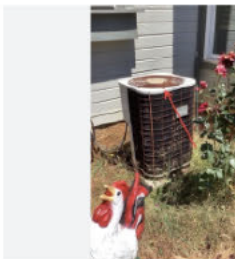
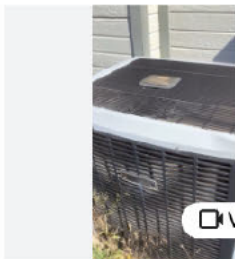


25. Air Conditioning

25.1 A/C SYSTEM OPERATION

DESCRIPTION: Functional

MEDIA:



COMMENTS:

Marginal

Unit appeared to be operating normally, however ue to the rust observed on the units, I recommend an HVAC Service to evaluate the HVAC system.

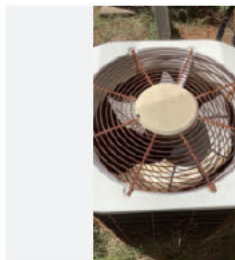
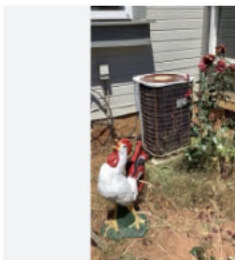
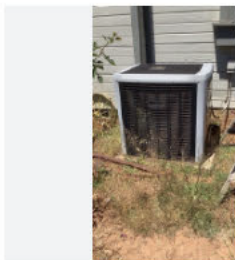
25.2 CONDENSATE REMOVAL

DESCRIPTION: PVC

25.3 EXTERIOR UNIT

DESCRIPTION: Pad mounted

MEDIA:

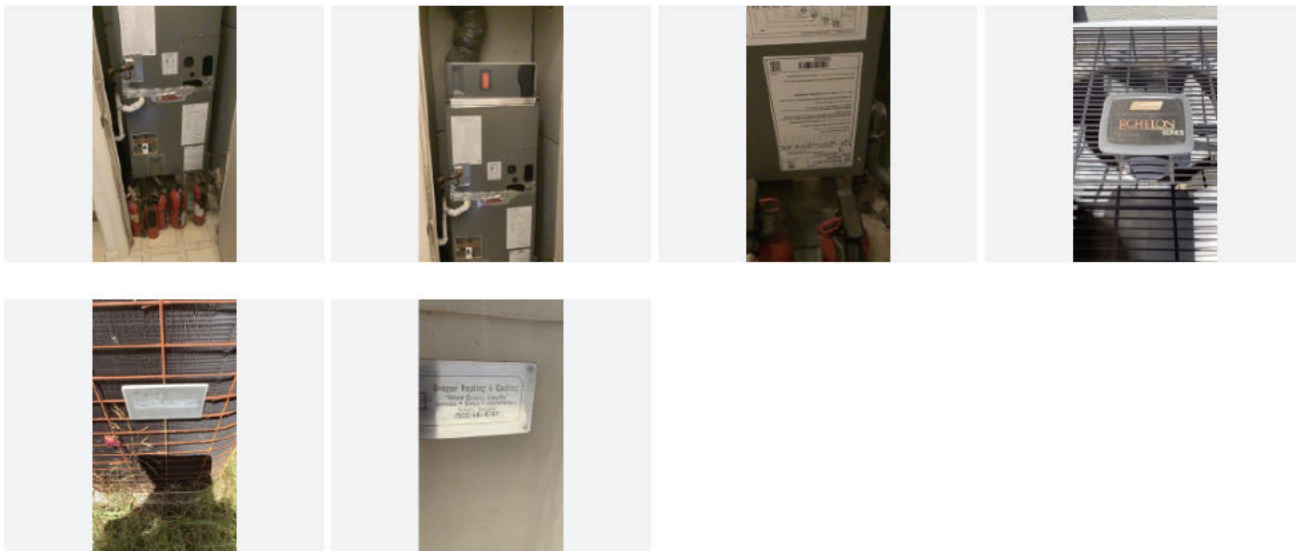


25.4 MANUFACTURER

DESCRIPTION: Lennox



MEDIA:



25.5 AREA SERVED

DESCRIPTION: Whole building

APPROXIMATE AGE: Check with owner

25.6 FUEL TYPE

DESCRIPTION: 120-240 VAC

TEMPERATURE DIFFERENTIAL: N/A

25.7 TYPE

DESCRIPTION: Heat pump

CAPACITY: 2.5 Ton

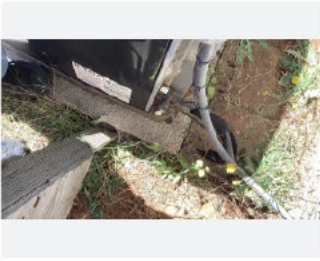
25.8 VISIBLE COIL

DESCRIPTION: Copper core with aluminum fins

25.9 REFRIGERANT LINES

DESCRIPTION: Serviceable condition

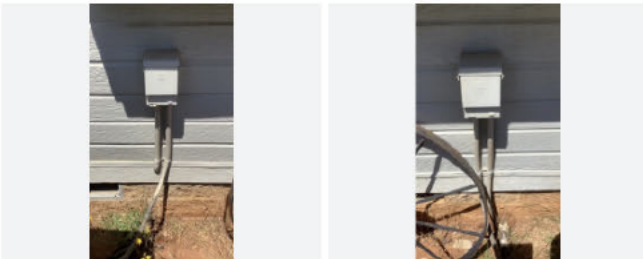
MEDIA:



25.10 ELECTRICAL DISCONNECT

DESCRIPTION: Breaker disconnect

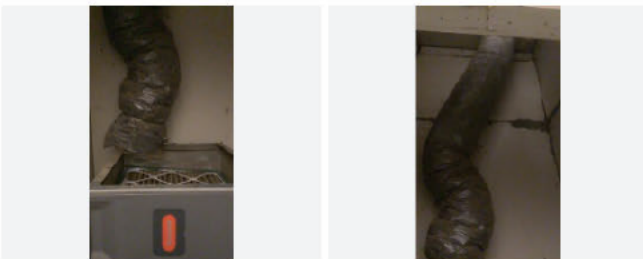
MEDIA:



25.11 EXPOSED DUCTWORK

DESCRIPTION: Insulated flex

MEDIA:



COMMENTS:

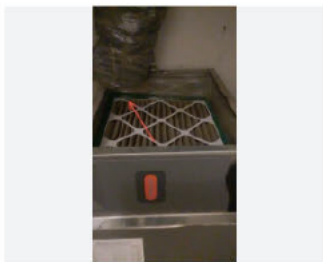
 Marginal

Loose

25.12 BLOWER FAN/FILTER

DESCRIPTION: Disposable

MEDIA:



COMMENTS:

 Marginal

Duct work is improperly installed, recommend an HVAC Tech for service and correction.

25.13 THERMOSTAT

DESCRIPTION: Programmable

MEDIA:

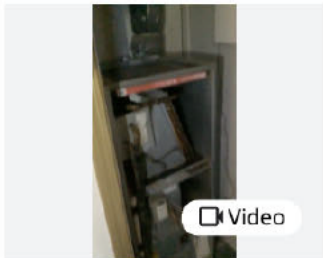


26. Heating System

26.1 HEATING SYSTEM OPERATION

DESCRIPTION: Adequate

MEDIA:



26.2 MANUFACTURER

DESCRIPTION: Coleman Evcon

MEDIA:



26.3 TYPE

DESCRIPTION: Heat pump

CAPACITY: 51,000BTUH

26.4 AREA SERVED

DESCRIPTION: Whole building

APPROXIMATE AGE: Check with owner

26.5 FUEL TYPE

DESCRIPTION: Electric

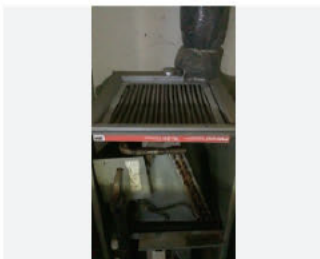
26.6 UNABLE TO INSPECT

DESCRIPTION: 90%

26.7 BLOWER FAN/FILTER

DESCRIPTION: Disposable

MEDIA:



26.8 DISTRIBUTION

DESCRIPTION: Insulflex duct

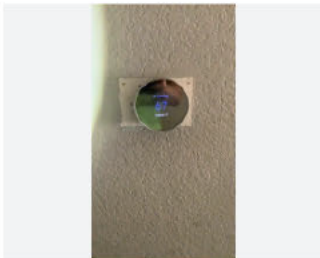
MEDIA:



26.9 THERMOSTAT

DESCRIPTION: Programmable

MEDIA:




27. Final Comments

Every report is based on observation without bias. In no way is any HOME INSPECTION a pass or fail scenario, it is simply an observation from the professional home inspector.

Regardless of inspection findings, client should plan or budget for unexpected repairs.

Disclaimer: A home inspection is a limited visual inspection, not a Code, Engineering, or Exhaustive inspection meaning the report will not include Codes, Engineering Data, and nothing will be moved or dismantled. The goal is to check for function and safety, to identify all major defects and 95% to 98% of minor defects. It is impossible for



any inspector to catch every defect since the inspection is limited by visual observation, only, National Standards of Practice are employed for every inspection.

It has been my pleasure to assist you in the inspection process of your home. Please contact me with any questions and/or concerns and I will do my best to answer you in a timely manner, thank you, Neal from Rising Tide Home Inspection.

For more information on the scope of an inspection, please refer back to the contract you signed.

27.1 ADDITIONAL COMMENTS

COMMENTS:

Additional Comments:

Electrical: Recommend an Electrician service and evaluate the electrical system beginning at the panel and install GFCI outlets as needed.

HVAC: Due the condition of the exterior units observed and the high pitch noise heard from the unit in the pantry, I recommend an HVAC Tech for service and evaluation of the entire HVAC system.

Pests: Due to the rodent observed and droppings throughout the home, I recommend a pest control service.

Smoke/CO Alarms: Recommend installing and/or upgrading combo smoke/co alarms in each bedroom and the living room.

Cleaning: Due to the condition of the interior, I recommend a professional cleaning service and also recommend cleaning and lubricating all windows for smooth operation, several windows were difficult to open.

Summary

MANUFACTURED HOME

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.



Acceptable

Functional with no obvious signs of defect.



Not Inspected

Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.



Marginal

Item is not fully functional and requires repair or servicing.



Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.

3. Roof

3.2 MATERIAL/CONDITION

COMMENTS:

 Marginal

Overall the roof was in good condition with only minor granule loss as expected as a roof ages and no acute damage was observed. However, there was dried moss and some debris on the roof, recommend the roof be cleaned of debris and moss. Also, recommend sealing all screw/nail heads as seen in the last two photos with a waterproof sealant.

3.5 FLASHING

COMMENTS:

 Marginal

Recommend sealing screw/nail heads with a waterproof sealant.

3.10 GUTTERS

COMMENTS:

 Marginal

Gutters are filled with debris, recommend cleaning by a Gutter Cleaning Service or DIY, to restore proper water flow.

3.13 CHIMNEY

COMMENTS:

 Defective

The chimney supports are rusted and loose, recommend replacement.

4. Exterior

4.1 TYPE

COMMENTS:

 Marginal

The majority of the siding was in good condition, however there were areas of wood rot near the bottom and several areas where cracks and seams were observed. Recommend sealing all cracks and seams to prevent moisture intrusion either by a Handyman service or DIY project.

4.2 TRIM/EAVES

COMMENTS:

 Marginal

Several areas of the trim showed evidence of wood rot and/or weather damage, and open seams, gaps or cracks, recommend replacing all areas of wood rot and sealing/caulking the gaps and seams.

 Marginal

4.3 FASCIA

COMMENTS:

 Marginal

Several areas of the fascia had open seams or gaps, recommend sealing/caulking.

 Marginal

4.4 ENTRY DOORS

COMMENTS:

 Marginal

Loose or missing hardware, recommend replacement.

4.7 WINDOW SCREENS

COMMENTS:

 Marginal

Replace torn or missing screens as needed.

4.8 EXTERIOR LIGHTING

COMMENTS:

 Marginal

Replace rusted or weathered light fixtures as needed.

4.9 EXTERIOR ELECTRIC OUTLETS

COMMENTS:

 Defective

Non-GFCI outlets observed and in the first photo the grounds were plugged so the outlet could not be tested, recommend correction by a licensed Electrician and install GFCI outlets on exterior.

5. Lots and Grounds

5.1 PATIO

COMMENTS:

 Marginal

Cracks were observed on the patio surface, recommend power washing the cracks to remove dirt and debris then filling with a concrete epoxy to help prevent further cracking.

5.2 VEGETATION

COMMENTS:

 Marginal

Tree limbs over hang the roof and should be cut back and some shrubs were too close to the siding, recommend trimming back a minimum of 12 inches.

6. Crawl Space

6.6 INSULATION

COMMENTS:

 Marginal

Some of the insulation was torn or missing in areas, recommend a Handyman Service for correction of these areas.

7. Plumbing

7.8 MANUFACTURER

COMMENTS:

 Acceptable

There were two water heaters in this home. The first 3 photos were on the exterior near the rear patio and the other 3 were in the bedroom inside.

9. Bathroom

9.7 ELECTRICAL

COMMENTS:

 Defective

Open or missing ground and the GFCI did not trip, recommend Electrician for correction.



13. Bedroom

13.4 FLOOR

COMMENTS:

 Marginal

Carpet Stained/soiled

14. Bedroom

14.4 FLOOR

COMMENTS:

 Marginal

Carpet Stained/soiled

15. Bedroom

15.4 FLOOR

COMMENTS:

 Marginal

Carpet Stained/soiled

15.6 WINDOWS

COMMENTS:

 Marginal

missing screen

16. Bedroom

16.4 FLOOR

COMMENTS:

 Marginal

Carpet Stained/soiled

17. Bedroom

17.4 FLOOR

COMMENTS:

 Marginal

Carpet Stained/soiled

18. Bedroom

18.4 FLOOR

COMMENTS:

 Marginal

Carpet Stained/soiled

19. Living Space

19.3 FLOOR

COMMENTS:

 Marginal

Carpet Stained/soiled

19.4 DOORS

COMMENTS:

 Marginal

Torn screen, recommend replacment.

20. Fireplace/Wood Stove

20.1 FREESTANDING STOVE

COMMENTS:

 Acceptable

The wood stove appeared to be a certified wood stove, recommend a chimney sweep service before use. In the last photo the fireplace appears to be abandon, check with owner for more information on this.

21. Kitchen

21.5 SINK

COMMENTS:

 Defective

The sink itself was in good condition, however, there were rodent droppings observed as well as live rodents observed during the inspection, recommend a pest control service.

22. Laundry Room/Area

22.5 ELECTRICAL

COMMENTS:

 Defective

Non-GFCI circuit observed, the NEC, National Electric Code mandates that GFCI outlets be installed anywhere within 6 feet of a water source, this outlet is next to the washer hoses.

25. Air Conditioning

25.1 A/C SYSTEM OPERATION

COMMENTS:

 Marginal

Unit appeared to be operating normally, however ue to the rust observed on the units, I recommend an HVAC Service to evaluate the HVAC system.

25.11 EXPOSED DUCTWORK

COMMENTS:

 Marginal

Loose

25.12 BLOWER FAN/FILTER

COMMENTS:

 Marginal

Duct work is improperly installed, recommend an HVAC Tech for service and correction.