

# ***Home Inspection Report***

## ***JH Sample Inspections Inc.***



**CAPHI Sample Rd.**

**Report Prepared For:**

Home Buyer  
Mrs. Home Buyer

**Report Prepared By:**

J.H. Sample

## TABLE of CONTENTS

<b>TABLE of CONTENTS .....</b>	<b>2</b>	<i>Main Panel.....</i>	<b>13</b>
<b>GENERAL INFORMATION .....</b>	<b>3</b>	<i>Distribution Wiring.....</i>	<b>13</b>
<i>Inspection Address.....</i>	<b>3</b>	<i>Sub Panel .....</i>	<b>13</b>
<i>Client Information .....</i>	<b>3</b>	<i>Smoke Alarm Detectors .....</i>	<b>13</b>
<i>Buyers Agent Information .....</i>	<b>3</b>	<b>HEATING SYSTEM .....</b>	<b>15</b>
<i>Inspector Information .....</i>	<b>3</b>	<i>Heating Systems.....</i>	<b>15</b>
<b>INTRODUCTION AND OVERVIEW .</b>	<b>4</b>	<i>Furnace .....</i>	<b>15</b>
<i>Inspection Details.....</i>	<b>4</b>	<i>Oil System .....</i>	<b>15</b>
<i>Building Details .....</i>	<b>4</b>	<i>Ducting Ventilation.....</i>	<b>15</b>
<b>PURPOSE AND SCOPE .....</b>	<b>5</b>	<i>Air Filter .....</i>	<b>15</b>
<b>GENERAL LIMITATIONS AND</b>		<i>Exhaust .....</i>	<b>15</b>
<b>EXCLUSIONS.....</b>	<b>6</b>	<b>AIR CONDITIONING SYSTEMS... 17</b>	
<b>STRUCTURAL SYSTEM .....</b>	<b>7</b>	<i>System Description.....</i>	<b>17</b>
<i>Construction Type.....</i>	<b>7</b>	<i>Air Handler Evaporator.....</i>	<b>17</b>
<i>Crawlspace Entrance Inspection.....</i>	<b>7</b>	<i>Coil Condenser .....</i>	<b>17</b>
<i>Attic Entrance Inspection .....</i>	<b>7</b>	<b>INTERIOR .....</b>	<b>18</b>
<b>EXTERIOR.....</b>	<b>9</b>	<i>Room Interior.....</i>	<b>18</b>
<i>Building Exterior.....</i>	<b>9</b>	<i>Cabinets and Counters.....</i>	<b>18</b>
<i>Sun Deck - Patio .....</i>	<b>9</b>	<i>Windows and Doors.....</i>	<b>18</b>
<i>Slope and Drainage.....</i>	<b>9</b>	<i>Garage Door .....</i>	<b>18</b>
<i>Drives Walks and Patios .....</i>	<b>9</b>	<b>INSULATION AND VENTILATION 19</b>	
<i>Retaining Walls.....</i>	<b>9</b>	<i>Attic Locations and Access .....</i>	<b>19</b>
<b>ROOF SYSTEM.....</b>	<b>11</b>	<i>Attic Floor Insulation.....</i>	<b>19</b>
<i>Roof Covering .....</i>	<b>11</b>	<i>Wall Insulation.....</i>	<b>19</b>
<i>Flashing .....</i>	<b>11</b>	<i>Crawlspace Insulation.....</i>	<b>19</b>
<i>Gutters Downspouts .....</i>	<b>11</b>	<i>Attic Ventilation .....</i>	<b>19</b>
<i>Chimneys.....</i>	<b>11</b>	<i>Crawlspace Ventilation .....</i>	<b>19</b>
<b>PLUMBING SYSTEM .....</b>	<b>12</b>	<i>House Ventilation .....</i>	<b>19</b>
<i>Supply and Piping.....</i>	<b>12</b>	<b>FIREPLACES AND SOLID FUEL</b>	
<i>Hot Water Heater.....</i>	<b>12</b>	<b>BURNING APPLIANCES .....</b>	<b>21</b>
<i>Fuel Tank &amp; Controls.....</i>	<b>12</b>	<i>Main Fireplace (living room).....</i>	<b>21</b>
<b>ELECTRICAL SYSTEM .....</b>	<b>13</b>	<i>Second Fireplace (basement) .....</i>	<b>21</b>
<i>Service Entry .....</i>	<b>13</b>	<b>CAPHI STANDARDS of PRACTICE</b>	<b>22</b>
<i>Main Disconnect .....</i>	<b>13</b>		

## GENERAL INFORMATION

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### *Inspection Address*

**Street:** CAPHI Sample Rd.  
**City:** Victoria  
**State:** British Columbia  
**Postal Code:** V1V 1V1

### *Client Information*

**Name:** Home Buyer  
**Company:** Mrs. Home Buyer  
**Home:** (555) 555-5555  
**Cell:** (555) 555-5555  
**Work:** (555) 555-5555  
**Email:** buyer@inspectexpress.com  
**Web Site:** <http://www.inspectexpress.com>

### *Buyers Agent Information*

**Name:** Buyer Agent  
**Company:** Home Buyer Agent Company  
**Address:** 12345 Realtor Way  
**City:** Old Town  
**Province:** CA  
**Postal Code:** 123456  
**Work:** (555) 555-5555  
**Cell:** (555) 555-5555  
**Home:** (555) 555-5555  
**FAX:** (555) 555-5555  
**Email:** agent1@inspectexpress.com  
**Web Site:** <http://www.inspectexpress.com>

### *Inspector Information*

**Name:** JH Sample  
**Company:** JH Sample Inspections Inc  
**Address:** 1764 Main Street  
**City:** Old Town  
**Province:** CA  
**Postal Code:** 88763  
**Office:** (555) 555-5555  
**Cell:** (555) 555-5555  
**Email:** inspector@devwave.com  
**Web Site:** <http://www.devwave.com>

## INTRODUCTION AND OVERVIEW

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### *Inspection Details*

**Inspection Date:** April 21, 2005

**Report Date:** April 21, 2005

**Report Delivered:** at the conclusion of the inspection

**Weather Conditions:** overcast

**Temperature:** 60 °

**Present During Inspection:** buyer and buyers agent

**Building Occupied:** vacant empty

### *Building Details*

**Date Built:** 1993

**Approximate Age:** 12 years

**Approximate Area:** 2600 Sq. Ft.

**Entrance Faces:** south

**Nearest Fire Hydrant:** within 500 yards

## PURPOSE AND SCOPE

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*It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.*

*This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the Canadian Association of Home and Property Inspectors (CAHPI). As such, our inspectors inspect the readily accessible and installed components and systems of a home as outlined below:*

*This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the CAHPI standards are present but are not inspected, the reason the item was not inspected is reported as well.*

## GENERAL LIMITATIONS AND EXCLUSIONS

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*The CAHPI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.*

*Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.*

*Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.*

*We DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.*

*Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the CAHPI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.*

*Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the CAHPI Standards of Practice.*

*Our inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.*

*We do not limit our inspectors from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.*

## STRUCTURAL SYSTEM

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### *Construction Type*

**Structure Type:** residence is a two story  
**Attached - Detached:** detached  
**Construction Type:** wood frame  
**Residence Style:** single-family dwelling

**Bedrooms:** four  
**Kitchens:** one  
**Bathrooms:** three  
**Supporting Foundation:** a partially finished basement

**Foundation Type:** basement  
**Foundation Material:** poured concrete  
**Support Columns:** wooden support

**Wall Studs:** 2 by 6  
**Wall On-Center:** 19-3/16-inch  
**Wall Sheathing:** oriented strand board over skip sheathing

**Floor Framing:** platform framing  
**Floor Joists:** 2 by 12 joists  
**Floor On-Center:** 24-inch  
**Floor Sheathing:** plywood sheathing

**Roof Assembly Type:** manufactured truss assembly  
**Rafter Support:** 2 by 4 and 2 by 6  
**Rafter/Support On-Center:** 16-inch  
**Roof Sheathing:** oriented strand board (OSB)

**Ceiling Joist:** 2 by 8  
**Ceiling Joist On-Center:** 16-inch

### *Crawlspace Entrance Inspection*

**Inspection Method:** illumination on site

### *Attic Entrance Inspection*

**Inspection Method:** flashlight  
**Entrance Location:** in the hallway

There are heavy tree roots bearing against the foundation. This can cause cracking and even displacement of the foundation walls, eventually threatening the structural integrity of the home. Besides the potential for structural damage, roots can damage or clog perimeter drain systems and waste lines. If actual damage to the foundation walls was seen or I believe exterior drains have been impacted, I have noted it elsewhere in this report. I see no good reason to allow tree roots of this size to grow this close to a foundation and suggest the client consult an arborist to determine the best method to either remove the offending roots or the entire tree.

I did not see any foundation anchors in any crawlspace or basement. They may have been accidentally omitted or are concealed inside walls. It's also possible that the home was never intended to have them, since the use of sill-to-foundation anchors is a relatively recent phenomenon and many homes built prior to the 1940's didn't have them. Determining this for certain will probably require invasive inspection and is outside the scope of what I do. There are a plenty of well-established methods of retrofitting the home with anchors. I recommend further evaluation and retrofit of anchors, if necessary, by a qualified and reputable contractor.

I found evidence of vermin (odor, droppings, urine spots, carcasses) in the attic. Whether this is an active condition can't be determined within the scope of a home inspection. Vermin could have gained access by gnawing through fascia boards, through the framing from the basement or crawlspace or through other means not visible to us. I recommend further investigation by a reputable exterminator to identify and seal all points of entry and eliminate any vermin present.

## EXTERIOR

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### *Building Exterior*

**Wall Surface Material:** stucco<sup>1</sup>

**Wall Trim:** wood

**Entry Door Types:** solid wood

**Eave Type:** closed cornices with no overhang and no vents

### *Sun Deck - Patio*

**Sun Deck Type:** vinyl composite lumber<sup>2</sup>

**Sun Deck Location:** in the back

**Deck Support:** wooden support columns

### *Slope and Drainage*

**Drainage Piping:** not visible

**Drains Connected to:** county

**Gutters Downspouts Drain:** perimeter

**Downspouts Empty into:** daylight drains<sup>3</sup>

### *Drives Walks and Patios*

**Driveway Types:** asphalt

**Walkway Type:** exposed aggregate

**Flatwork Type:** exposed aggregate

**Flatwork Locations:** along the side

**Patio Type:** an exposed aggregate

**Patio Locations:** along the side

**Fence and Gate:** wooden and chain link

### *Retaining Walls*

**Retaining Wall Type:** concrete

**Retaining Wall Locations:** along the side

There is firewood, lumber or other organic debris in contact with the exterior of the home that needs to be immediately removed. Wood debris or firewood stacked against a home can block foundation vents and attract wood-destroying insects and vermin. All lumber or firewood should be stacked as far away from the home as possible on elevated racks with good overhead cover so it can remain dry.

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<sup>1</sup> Brick veneer, faux stone or stucco are arguably the most attractive and certainly the most durable of exterior cladding materials known to man. However, it is still necessary for a homeowner to conduct regular and proper periodic inspection and maintenance of the exterior. At least once a year, the client should carefully inspect the exterior walls for cracks, deterioration or staining caused by machinery, weather, roof leaks, overfull gutters, trees or ice and have the cladding touched up or repaired by appropriate contractors. Terminations around trim, doors and windows should be carefully examined to ensure the cladding is weather-tight and weeps at the base of the walls should be kept free of soil and debris. Trim around doors and windows should be examined, refastened, repaired, re-caulked and touched up where necessary.

<sup>2</sup> PERIODIC MAINTENANCE: Even decks of composite lumber need periodic maintenance to keep them free of algae that can make the surface very slick. I recommend cleaning composite decks annually by scrubbing with a mild detergent and then rinsing with clear water.

<sup>3</sup> The drains 'daylight' or empty onto the surface of the yard well clear of the foundation.

The stucco cladding is in contact with grade or flatwork or there is insufficient clearance below the wall terminations. Stucco is designed to allow rainwater to drain down the back of the cladding and leave the wall via weep screeds at the bottom. There needs to be at least two inches of clearance between the bottom edge of the stucco and any flatwork, such as sidewalks, patios and stoops, and no less than four inches above graded soil. Failure to provide adequate clearance by installing the material too close to adjacent surfaces, or installing flatwork against it, can keep the cladding unacceptably wet or trap water in the walls, eventually resulting in rot. Correction requires either lowering flatwork, re-grading the yard or adjusting the point at which the wall cladding terminates. I recommend consulting a reputable stucco contractor to discuss corrective options and cost.

The stucco cladding has cracks. I don't recommend that the client attempt to repair the cracks. The Stucco Manufacturing Association doesn't recommend trying to reseal cracks that are thinner than the thickness of a penny, because the crack is too thin to hold repair material and will detract from the appearance of the finished surface. Cracks wider than the thickness of a penny can be repaired with the same stucco formulation used to apply the cladding. However, if cracks return and are suspected to be caused by expansion/contraction of structural components, it may be necessary to use an elastomeric-type of sealant. A trade professional best repairs this type of damage.

The stairs are very slippery either due to the type of paint used or algae growth. I recommend cleaning the stairs or re-painting them as necessary to reduce the likelihood that someone will slip and be injured.

The asphalt driveway has some cracks or surface damage that should be repaired before it progresses to the point where repair isn't viable. I recommend consulting a reputable paving contractor to discuss options and cost for repair.

## ROOF SYSTEM

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### *Roof Covering*

**Roof Inspected:** by walking the entire surface

**Roofing Materials:** fiberglass laminate shingles<sup>1</sup>

### *Flashing*

**Flashing Type:** galvanized steel

**Flashing Locations:** roof valleys and base of the chimney(s)

### *Gutters Downspouts*

**Gutter Downspout Type:** aluminum

**Gutters Downspouts Drain:** unknown drainage<sup>2</sup>

### *Chimneys*

**Chimneys Type:** two masonry stacks, single flue-fireplaces

**Fireplace Stove Locations:** living room and family room

The roof appears to be in the first half of it's expected service life.

The roof cover is aging normally. Some typical indicators of aging (such as minor surface cracking and slightly raised seams) were visible. However, the wear is consistent over the entire surface and typical for a cover this age.

Some damaged or missing roof shingles were noted. Immediate repair by a reputable roofing contractor is recommended.

The gutters need some minor repairs. I noted one or more deficiencies such as loose or missing end caps, loose spikes and/or improper pitch. It is recommended that all gutters be serviced and these minor repairs made by an experienced handyman.

The chimney(s) require removal of all vines and vegetation from the stack. Vines are particularly important, since they have been known to send shoots up and into the brickwork, causing substantial damage.

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<sup>1</sup> A fiberglass laminate shingle roof is similar in most respects to one covered with organic asphalt shingles - the difference being that the matting is thinner and reinforced with fiberglass. A fiberglass laminate shingle has an expected service life of about 20 years from the date of installation.

<sup>2</sup> I were unable to determine where the downspouts drain to as the ends were encased in poured concrete patios or walkways. It is presumed that these discharge into a dedicated drainage system that either empties into a drywell somewhere on the property or is tight-lined to city drainage.

## PLUMBING SYSTEM

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### *Supply and Piping*

**Supply and Waste System:** a municipal supply and waste system  
**Service Piping Size:** 3/4-inch  
**Service Piping Type:** PVC plastic  
**Branch Piping Size:** 1/2-inch  
**Branch Piping Type:** copper  
**Waste Piping:** schedule 40 ABS plastic  
**Vent Piping:** cast iron

**Main Water Shut Off Location:** in the basement bathroom  
**Main Water Regulator Location:** in the basement bathroom  
**Waste Clean Out Locations:** in the basement bathroom  
**Main Floor Drain Location:** under the basement stairs

### *Hot Water Heater*

**Water Heater Type:** a conventional storage tank  
**Water Heater Energy Source:** oil  
**Capacity:** 80 Gallons  
**Water Heater Vented:** into an unlined masonry chimney

### *Fuel Tank & Controls*

**Fuel Shut Off Location:** at the hot water tank  
**Fuel Tank Location:** outside, above ground at the rear

My inspection has uncovered minor plumbing deficiencies that need to be attended to.

The visible portion of the primary water supply pipe from the meter to the house is badly deteriorated. There is no way to determine, short of an invasive inspection, what the condition is of the remainder of this pipe. However, based on what I saw, I strongly recommend further invasive inspection and repair/replacement as necessary.

The tub in the upstairs bath drains very slowly. This is most-probably the result of a clogged drain that will need to be cleared.

The water temperature is set too high at the water heater and needs to be immediately adjusted to a lower setting. Water temperature should never be set higher than 130°F. Water hotter than this can cause third degree burns on children or adults with sensitive skin.

## ELECTRICAL SYSTEM

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### *Service Entry*

**Service Drop Type:** overhead stranded triplex cable  
**Service Entry Conductor:** copper  
**Meter Location:** side of the residence  
**Service Ground Conductor:** stranded copper  
**Service Ground Location:** water pipe inside the residence

### *Main Disconnect*

**Main Disconnect Type:** breaker  
**Main Disconnect Rating:** 200 amp  
**Main Disconnect Location:** inside the service entrance panel

### *Main Panel*

**Service Entrance Panel Location:** porch  
**Panel Style:** Breaker  
**Amperage Rating:** 200 amps  
**Voltage Rating:** 120/240 volts  
**Final Service Rating:** 200 amps

### *Distribution Wiring*

**Wiring Type:** non-metallic sheathed cable (romex)  
**Wiring Conductors:** copper  
**GFCI Locations:** kitchen and bathroom<sup>1</sup>

### *Sub Panel*

**Sub Panel Location:** garage  
**Sub Panel Amperage Rating:** 60 amp  
**Sub Panel Voltage Rating:** 120/240 volt

### *Smoke Alarm Detectors*

**Smoke Alarms:** Alarms Found  
**Smoke Alarm Type:** Battery Powered

The main service panel appears to have some room for future upgrades or additions to the system.

The overhead service conductors from the utility pole pass through, and are in contact with, the branches of one or more trees before they reach the weatherhead. These conductors are vulnerable to damage caused when the trees place too great a strain on the conductors, attachment and weatherhead mast, damage the insulation or break the connection to the house. Since trimming trees around these conductors is extremely dangerous, I recommend having these trees professionally pruned. This

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<sup>1</sup> GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure.

is typically the responsibility of the homeowner, unless the utility provider has an easement.

The service-grounding conductor is loose where it clamped to the grounding electrode. This needs immediate correction - preferably by a licensed electrician.

I found cut/damaged insulation on wiring inside the service entrance panel and recommend immediate correction by a reputable licensed electrician.

The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.

One or more electrical junction boxes is poorly secured or supported in this home. All junction boxes must be securely attached and may not be suspended by the end of metal or plastic conduit or hung by cables or wire sheathing. I recommend correction by an electrician.

## HEATING SYSTEM

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### *Heating Systems*

**Type of Heating System:** a forced air oil furnace

**Heating System Location:** basement

**Location Electric Safety Switch:** within sight of the furnace/boiler unit

**Type of Thermostats:** programmable

**Location of Thermostats:** living room and back hall

### *Furnace*

**Inspection Tag Present:** YES

### *Oil System*

**Tank Above or Below Ground:** aboveground

**Location of Tank:** at the rear

**Exterior Fuel Cutoff Location:** at the base of the oil tank

**Fuel Line Plumbing:** flexible copper tubing

**Interior Fuel Cutoff Location:** the furnace room

### *Ducting Ventilation*

**Type of Ducting:** galvanized sheetmetal

**Type of Return Ducting:** galvanized steel sheetmetal

### *Air Filter*

**Location:** return intakes

**Type:** fiberglass cartridge

**Width:** 24"

**Height:** 24"

**Depth:** 1" (X2)

### *Exhaust*

**Flue Shared with Hot Water:** yes

An inspection tag was found on the heating system at the time of the inspection.

The normal sequence of operating modes was executed with no obvious defects noted.

The fuel oil tank was examined and appeared to be sound and free of any leaks.

Oil stains were noted on the floor at the oil furnace/boiler. Indicating a possible leak. As this is a potential fire hazard, it should be immediately referred to a reputable/professional HVAC firm for correction as appropriate.

I found leaking/disconnecting heating ducts. Immediate correction by a qualified HVAC repairman is recommended.

It is my opinion, based on the amount of dirt/debris noted in the duct system, that this duct system is due for a thorough cleaning. Dirt and debris in a heating duct

system can result in the formation of molds and mildews that are sometimes toxic to humans and pets. Regular cleaning is the only way to ensure the ducts stay free of such organisms. A professional duct cleaning company should do cleaning. Cost will vary, depending on location and size of the system to be cleaned.

## AIR CONDITIONING SYSTEMS

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### *System Description*

**Type of system:** a heat pump

**Energy source:** electricity

**Exchange Method:** air source<sup>1</sup>

**Location of Cutoff:** mounted on the unit

### *Air Handler Evaporator*

**Inside Unit Location:** stacked on top of the furnace

### *Coil Condenser*

**Outside Unit Location:** north side of the home

Air conditioning systems cannot be safely operated below 60°F without risking damage to the system; therefore this air conditioning system was not tested.

The condensor coils were found blocked, dirty or clogged with debris. This will prevent this system from cooling adequately.

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<sup>1</sup> The heat pump is an air source type that gathers latent heat from the exterior air and transfers it to the interior coil in order to heat the home in winter. When used to cool a home the latent heat from the interior is gathered through the interior coil and transferred to the outside air.

## INTERIOR

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### *Room Interior*

**Wall Surface Type:** sheetrock  
**Ceiling Surface Type:** sheetrock  
**Flooring Type:** carpeting and sheet vinyl  
**Kitchen Flooring Material:** sheet vinyl  
**Bathroom Flooring Material:** sheet vinyl

### *Cabinets and Counters*

**Kitchen Cabinet Type:** face frame  
**Kitchen Counter Top Type:** Corian  
**Bathroom Cabinet Type:** face frame  
**Bathroom Counter Top Type:** plastic laminate

### *Windows and Doors*

**Window Frame Type:** aluminum  
**Window Pane Type:** double-glazed  
**Inside Door Type:** wood panel

### *Garage Door*

**Garage Door Type:** metal, sectional rollup  
**Garage Door Opener:** Automatic

There are minor wall blemishes throughout the home that are of no real significance to this inspection. I only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.

There is damaged/missing door trim around one or more doors in the home that needs to be repaired by a competent trim carpenter.

There are one or more broken/missing kitchen cabinet doors that need to be repaired or replaced.

Some of the window locking hardware is missing or damaged, thus preventing the affected windows from being latched. I recommend repair or replacement of the affected window locking hardware.

The pedestrian door between the garage and the house is fire rated and fitted with a self-closing hinge but hasn't been properly weather-stripped.

## INSULATION AND VENTILATION

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### *Attic Locations and Access*

**Attic Spaces:** one  
**Attic Access Locations:** hallway

### *Attic Floor Insulation*

**Insulation Type:** fiberglass batt  
**Insulation Measure:** 2 inches  
**Insulation R-Value:** 4  
**Vapor Retarder:** polyethylene plastic

### *Wall Insulation*

**Insulation Type:** fiberglass batting  
**Insulation Measure:** 3-1/2 inches  
**Insulation R-Value:** 4  
**Vapor Retarder:** polyethylene plastic  
**Retarder Location:** warm side of wall

### *Crawlspace Insulation*

**Insulation Type:** fiberglass batt  
**Insulation Measure:** 8 inches  
**Floor Insulation R-Value:** 6  
**Under floor Barrier:** polyethylene plastic  
**Crawlspace Barrier:** polyethylene plastic

### *Attic Ventilation*

**Attic Ventilation Type:** passive ventilation  
**Attic Ventilation Intake Location:** undereave vents  
**Attic Exhaust Ventilation:** ridge vents

### *Crawlspace Ventilation*

**Ventilation Type:** open vent type<sup>1</sup>  
**Vent Locations:** rim/band joist at the perimeter

### *House Ventilation*

**Exhaust Fans Devices:** bathrooms/kitchens(all)

The attic insulation levels in this attic are inconsistent. This will result in uneven energy loss and comfort levels in the home. It is recommended that the insulation be redistributed and improved as necessary to ensure consistent comfort levels throughout the home.

Signs of vermin-trails through/over the insulation, droppings, urine spots and nesting materials - were found in this attic. This may or may not be a condition that has already been resolved. It is recommended that further inspection be done by a licensed pest control operator/exterminator and remediation as necessary.

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<sup>1</sup> Under-house ventilation for this home consists of open-mesh vents that are left open year round.

The knee walls of the second floor of this home have not been insulated. This is common in older homes and can result in some loss of heat through the walls and floors where floor joists bays are open to the knee wall attics. It is suggested that these areas eventually be insulated, in order to reduce energy usage and reduce drafts and cold spots in the home.

The duct for the clothes dryer is routed a considerable distance through the unheated crawlspace/basement. This will typically cause moisture-laden air to cool before it reaches the end of the duct and depositing lint, which will gradually accumulate and occlude the duct, on the inside of the duct. Besides the flammable lint being a potential fire hazard, this will increase drying time and represent an increased cost factor. It is recommended that the dryer vent be re-routed and reconfigured to a shorter length. Additionally, the duct should be insulated to at least an R7 to lessen the likelihood of condensation occurring inside of the duct.

Faced batt insulation used above the unheated crawlspace/basement has been installed incorrectly with the faced side toward the unconditioned space. This is actually a fire/safety hazard, in addition to contributing to unsatisfactory moisture issues as vapor diffusion from the home is trapped between the insulation facing and the floors. Faced insulation should be installed with the flammable facing against the heated surface with the batting out, so the batting will form a fire stop and help slow diffusion of vapor from the home into the crawlspace/basement. Since this requirement is clearly printed on the insulation and it's a fire/safety issue, it is recommended that the insulation be removed and reinstalled correctly by a professional insulating contractor.

## FIREPLACES AND SOLID FUEL BURNING APPLIANCES

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### *Main Fireplace (living room)*

**Fireplace Type:** masonry, wood burning  
**Fireplace Location:** living room  
**Supply Air:** by scavenging room air  
**Fireplace Liner:** metal  
**Hearth Style:** raised

### *Second Fireplace (basement)*

**Fireplace Type:** masonry, wood-burning insert  
**Fireplace Location:** basement  
**Supply Air:** by scavenging room air  
**Fireplace Liner:** metal  
**Hearth Style:** none

There are indications the living room fireplace/woodstove doesn't draft well. This is a potentially dangerous condition that is sometimes traced to an incorrect chimney flue size, obstructions in the firebox or too short a chimneystack at the roofline. It is recommended that a reputable fireplace/woodstove installer determine the cause of this deficiency and make corrections as appropriate.

The wood-burning stove in the basement does not have a fireproof/vented surface between the bottom of the stove and the wood subfloor. This is a highly dangerous condition. It is not advisable to use this stove until a properly vented/distanced non-flammable floor cover of an appropriate size is installed. Consult a professional wood-stove installer to discuss options and determine costs.

The basement fireplace/wood/pellet stove is equipped with a circulation fan that increases the efficiency of this unit by pushing air through a double-walled firebox and back into the roof. This fan is inoperative. It is recommended that a reputable fireplace/stove installer make repairs.

Yours truly,

Your Sample Inspection Company

## **CAPHI STANDARDS of PRACTICE**

Remove this page after printing and add preprinted CAPHI Standards of Practice.