

Home Inspection Report



1234 Sample Rd.



Report Prepared For:
Sample Client

Report Prepared By:
Inspector Name

April 07, 2004

GENERAL INFORMATION

PROPERTY LOCATION:

1234 Sample Rd.
You Know, AK 12345-1245

INSPECTION DATE:

April 07, 2004

REPORT DATE:

April 07, 2004

CLIENT(s):

Sample Sample
Sample
Sample
Sample, Sample Sample
Work Phone: Sample
Cell Phone: Sample
Home Phone: Sample
FAX: Sample
Email: Sample
Web Site: Sample

PREPARED BY:

Name

COMPANY:

Company
Company Phone

BUYER'S AGENT:

Sample Sample
Sample
Sample
Sample, Sample Sample
Work Phone: Sample
Cell Phone: Sample
Home Phone: Sample
FAX: Sample
Email: Sample
Web Site: Sample

LISTING AGENT:

Sample Sample
Sample
Sample
Sample, Sample Sample
Work Phone: Sample
Cell Phone: Sample
Home Phone: Sample
FAX: Sample
Email: Sample
Web Site: Sample

SELLER:

Sample Sample
Sample
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Sample, Sample Sample
Work Phone: Sample
Cell Phone: Sample
Home Phone: Sample
FAX: Sample
Email: Sample
Web Site: Sample

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EXECUTIVE SUMMARY

STRUCTURAL SYSTEM

(a) We noted signs of foundation settlement but didn't see any cracks at any of the readily accessible and visible portions of the foundation. All residential foundations settle to some degree over the lifespan of a home. Such movement is not considered structurally significant unless related to recent flooding, seismic activity or there are indications of horizontal/lateral displacement of more than 1/4 inch. The movement does not appear to have caused cracks or separation in the framing or at any interior wall or ceiling surfaces that we observed.

It is our opinion that this foundation has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way we can provide any guaranty that this foundation will never settle any further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

(b) 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.

(c) We found debris (construction scraps, stored property, old form boards, trash) in the crawlspace. This is not only unsafe but is conducive to infestation by vermin or wood-destroying insects. We recommend sanitizing the crawlspace by removing all debris including any form boards or wood ties that were left over from the construction process. Once completely cleaned out the only thing remaining on the floor of the crawlspace should be a properly applied and intact vapor barrier.

(d) There are obvious signs of at least one roof leak in the attic that we believe is active. This can result in substantial damage to the ceilings and framing of the home, ruin insulation and contribute to mold growth. We recommend further investigation and repairs by a qualified roofing contractor.

EXTERIOR

(a) The horizontally applied siding on this home is improperly fastened, with the wrong type of nail, nails that are too short, placed too far apart or not driven into studs. We recommend correction by a competent carpenter or siding installer.

(b) The fascias and/or bargeboards are loose or have detached from the home. We recommend immediate repair by a competent carpenter.

LANDSCAPE AND SITE DRAINAGE

(a) In regards to proper slope configuration and drainage, the landscaping of this home has been poorly done. The yard around a home needs to be configured so that the soil immediately next to the foundation slopes away on all sides no less than 1 inch per foot for at least the first six feet from the foundation. This is to ensure that runoff will drain well clear of the foundation before seeping deep into the ground where it can infiltrate basements and crawlspaces or saturate the soil beneath a slab. As presently configured, this yard will drain toward the foundation, conveying an unacceptable amount of runoff toward the foundation. We recommend having this corrected as soon as possible by re-grading the yard around the home. A professional landscaper or drainage contractor should be consulted to discuss options and cost.

ROOF SYSTEM

(a) Early indications of surface failure, such as erosion of the protective granular coating, raised ridges and cracked, brittle or missing shingles were evident at the time of inspection. Consulting a professional roofer now to have immediately necessary repairs made, and to discuss cover replacement options, costs and timetable is recommended.

(b) The gutters have been attached to the home at too few attachment points, as the gutter spikes and hangers were installed at intervals exceeding 2-ft. This is an unsatisfactory condition as it may result in the gutters not being rigid enough to prevent their becoming misaligned under the weight of water, snow or ice at the eaves. Having additional gutter spikes/fasteners installed is recommended so that there is never more than 2-ft. between attachment points.

(c) The metal cover at the top of the chimney chase that houses the metal flue for the family room fireplace is heavily corroded and needs to be scraped down, primed and repainted before it develops pinholes.

RECOMMENDED ACTION:

This is a list of only those items readily apparent during our limited inspection of this roof system. We recommend the roof be further examined and repaired as necessary by a reliable/reputable roofing firm.

PLUMBING SYSTEM

(a) Our inspection has uncovered minor plumbing deficiencies that need to be attended to.

(b) The proper type of plumbing hangers have been used but are installed at improper intervals or are poorly attached. This can result in water hammer in supply lines or low-spots in drain lines that will interfere with proper drainage. Additional brackets or reinforcement are necessary to improve the manner in which this system is suspended and attached.

(c) We found indications of water beneath the floor covering around the toilet in the main bath. This is typically the result of a failed wax seal where the toilet pedestal mounts to the main soil pipe and often causes a bathroom subfloor to rot and need replacement. We recommend immediate further investigation and repairs as necessary and appropriate.

RECOMMENDED ACTION:

We recommend that only a reputable, licensed plumber make assessments, repaired or corrected as appropriate.

ELECTRICAL SYSTEM

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

(b) There are cables connected to the electrical service before the meter that appear to be a "bootleg splice". This is essentially a temporary update or tap done without benefit of permits or inspections and may be illegal. We recommend reporting this to the utility provider for correction.

(c) A representative number of fixtures, electrical outlets and switches were tested, defects were observed in the garage and basement.

(d) There aren't any ground fault circuit interrupters (GFCI) in the main bathroom and laundry room. 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.

(e) The receptacles identified as faulty were located in the garage.

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

(g) There are too few electrical outlets in this home. This is common in older homes where there is often only one outlet per room. However, the use of a normal number of electrical devices in an older home today will require the use of extension cords and quickly overwhelm an older electrical system. We consider this to be an inherent hazard, since overloaded extension cords are the number one cause of household fires. We recommend having additional outlets added by an electrician as necessary, to ensure extension cords won't be needed anywhere in the home.

(h) There is one or more outlets in this home that when tested had reversed polarity. Reversed polarity is a life/safety hazard. It means that any appliance plugged into an outlet with reversed polarity has power passing through the device before reaching the on/off switch. Under certain conditions, anyone touching a device with reversed polarity can inadvertently provide a ground path for current and be electrocuted. We recommend immediate correction by an electrician. And, until this is corrected, we don't recommend plugging any device into any effected receptacle.

RECOMMENDED ACTION:

This is a list of only those items readily apparent during our limited inspection of the electrical system. A further examination by a qualified electrician is recommended.

HEATING SYSTEM

- (a) An inspection tag was found on the heating system at the time of the inspection.
- (b) The normal sequence of operating modes was executed with no obvious defects noted.
- (c) The heating system meets the rough heating requirement calculation for this home.
- (d) The fuel oil tank was examined and appeared to be sound and free of any leaks.
- (e) 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.
- (f) We found leaking/disconnecting heating ducts. Immediate correction by a qualified HVAC repairman is recommended.
- (g) Our inspection revealed materials lining the furnace or supply/return ductwork that may contain asbestos.
- (h) The furnace exhaust flue is improperly pitched. The minimum acceptable pitch for the furnace exhaust is 1/4 in. per foot toward the furnace/boiler. We recommend having this corrected by a reputable/professional HVAC firm.

INTERIOR

- (a) There are water-stained walls and/or ceilings that appear to be the result of active water intrusion, possibly from flashing or roof leaks. We can't say how these have affected unseen areas, and caution the client that where water intrusion is found there could be structural damage caused by rot. Additionally, there is always the question of whether mold is present behind finished surfaces. The client should understand that, though we do not engage in the practice of mold sampling or testing, mold needs moisture to thrive and we have confirmed active moisture infiltration by probing with a moisture meter. The source of the water intrusion needs to be immediately found and corrected by a competent carpenter and/or roofer. Those making the repairs can only determine whether additional structural repairs will be necessary.
- (b) There are pathways worn into some portions of the carpeting in the home. We recommend having these portions of the carpeting replaced.
- (c) The carpeting on the stairs has pulled loose and presents a trip/fall hazard that needs to be immediately corrected by a professional floor covering installer.
- (d) There are one or more kitchen cabinets with loose/broken hinges that need to be repaired or replaced.
- (e) There are one or more kitchen drawer glides that are loose, broken or missing and need to be replaced.
- (f) There is window hardware missing that needs to be replaced.

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

(h) There is one or more damaged interior doors that need to be repaired or replaced. We recommend consulting a competent carpenter to discuss options and cost.

INSULATION AND VENTILATION

(a) The insulation level in the home is to current code.

(b) It was found that the blown-in insulation in the attic above the second floor is in contact with the roof in nearly every other rafter bay between the frieze vents. This is an unsatisfactory condition, as moisture migrating up through the insulation will likely contact the cold underside of the roof, condense and then drip down to the ceilings below. Besides staining the ceilings, this could result in formation of mold in the insulation on top of the ceilings. There should be about 1-1/2 to 2 inches of clearance between the insulation and the underside of the roof to avoid this type of issue. It is recommended that this be brought to the attention of the builder for correction.

(c) The roof/attic ventilation appears to be functioning normally and is adequate for a home of this size.

(d) The area where the electric meter is recessed into the exterior wall of the home is poorly sealed and should be covered with an insulated, weatherproof panel and sealed with caulking to prevent heat loss and air leakage at this location.

(e) The area around the electric meter is poorly sealed and should be covered with a weatherproof panel, insulated and sealed with caulking to prevent heat loss and air leakage at this location.

(f) The area where the electric meter is recessed into the exterior wall of the home is poorly sealed and should be covered with an insulated, weatherproof panel and sealed with caulking to prevent heat loss and air leakage at this location.

(g) An attempt was made to test the whole house air exchange system for this home but it was found to be inoperative. The reason the system is inoperative is unknown. Having the system inspected and repaired as necessary by a qualified/reputable HVAC firm is recommended.

PURPOSE AND SCOPE

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 American Society of Home Inspectors (ASHI). 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 ASHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

EXCLUSIONS AND LIMITATIONS

It includes the pool as requested.

The ASHI 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 ASHI 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 ASHI 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.

INTRODUCTION & STRUCTURAL OVERVIEW

This report summarizes the verbal briefing delivered at the conclusion of our inspection of 1234 Sample Rd., State, AA, conducted April 07, 2004. The inspection was started at 12:00 AM and completed at 4:00 PM April 07, 2004. It includes the pool as requested. The residence was empty and vacant at the time of the inspection. The buyer and buyers' agent were present during the inspection. The temperature was approximately 60 degrees and it was overcast.

The residence is a two story attached, wood frame, single-family dwelling. The building is approximately 26 years old, constructed about 1978. It has three bedrooms, one kitchen, two bathrooms and a daylight basement. The location of nearest fire hydrant is within 500 yards. The home is approximately 2200 Sq. Ft.. The entrance of the home faces south. The location of nearest fire hydrant is within 500 yards.

STRUCTURAL SYSTEM

The structure section describes the basic characteristics of the house. Some observations of certain areas of the structure, such as crawlspace and attic conditions, have been documented elsewhere in this report so it is important that the client read the entire report, in order to have the best understanding of this home current condition.

Construction Type

Foundation Type: basement
Foundation Material: reinforced concrete
Support Columns: wooden support

Wall Studs: 2 by 4
Wall On-Center: 16-inch
Wall Sheathing: spaced sheathing

Floor Framing: platform framing
Floor Joists: 2 by 8 joists
Floor On-Center: 16-inch
Floor Sheathing: plywood sheathing

Roof Assembly Type: timber frame truss assembly
Rafter Support: 2 by 8
Rafter/Support On-Center: 16-inch
Roof Sheathing: oriented strand board over skip sheathing

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

Crawlspace Entrance Inspection

Inspection Method: Illumination On Site
Probing Inspection: a screwdriver
Entrance Location: in the hallway

Attic Entrance Inspection

Inspection method: Flashlight
Entrance Location: a ceiling hatch in the bedroom closet

OBSERVATIONS:

(a) We noted signs of foundation settlement but didn't see any cracks at any of the readily accessible and visible portions of the foundation. All residential foundations settle to some degree over the lifespan of a home. Such movement is not considered structurally significant unless related to recent flooding, seismic activity or there are indications of horizontal/lateral displacement of more than 1/4 inch. The movement does not appear to have caused cracks or separation in the framing or at any interior wall or ceiling surfaces that we observed.

It is our opinion that this foundation has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way we can provide any guaranty that this foundation will never settle any further. We suggest that if the client is at all uncomfortable with this condition or our assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

(b) 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.

(c) We found debris (construction scraps, stored property, old form boards, trash) in the crawlspace. This is not only unsafe but is conducive to infestation by vermin or wood-destroying insects. We recommend sanitizing the crawlspace by removing all debris including any form boards or wood ties that were left over from the construction process. Once completely cleaned out the only thing remaining on the floor of the crawlspace should be a properly applied and intact vapor barrier.

(d) There are obvious signs of at least one roof leak in the attic that we believe is active. This can result in substantial damage to the ceilings and framing of the home, ruin insulation and contribute to mold growth. We recommend further investigation and repairs by a qualified roofing contractor.

EXTERIOR

Foundation

Wall Surface Material: wood clapboard siding and stucco

Wall Trim: wood

Entry Door Types: solid wood

Eave Type: enclosed and vented vinyl soffit material

Sun Deck - Patio

Sun Deck Type: vinyl composite lumber

Sun Deck Location: in the back

PERIODIC MAINTENANCE: Wood and wood composites are some of the most popular exterior cladding and trim materials. However, being organic wood is also the most susceptible to damage caused by moisture, and needs to be regularly and properly maintained.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. Finally, the paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the home touched up or repainted as necessary.

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

OBSERVATIONS:

(a) The horizontally applied siding on this home is improperly fastened, with the wrong type of nail, nails that are too short, placed too far apart or not driven into studs. We recommend correction by a competent carpenter or siding installer.

(b) The fascias and/or bargeboards are loose or have detached from the home. We recommend immediate repair by a competent carpenter.

LANDSCAPE AND SITE DRAINAGE

Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

Slope and Drainage

Direction of Lot Slope: slopes towards the front
Drainage Piping: plastic
Drains Connected to: municipal
Gutters Downspouts Drain: into a solid rain water system
Downspouts Empty into: Storm Drains
Catch Basins Located: side walkway of the residence

Drives Walks and Patios

Driveway Types: exposed aggregate
Walkway Type: exposed aggregate
Flatwork Type: exposed aggregate
Flatwork Locations: in the back and along the side
Patio Type: brick pavers
Patio Locations: in the back
Fence and Gate: wooden and rockwork

OBSERVATIONS:

(a) In regards to proper slope configuration and drainage, the landscaping of this home has been poorly done. The yard around a home needs to be configured so that the soil immediately next to the foundation slopes away on all sides no less than 1 inch per foot for at least the first six feet from the foundation. This is to ensure that runoff will drain well clear of the foundation before seeping deep into the ground where it can infiltrate basements and crawlspaces or saturate the soil beneath a slab. As presently configured, this yard will drain toward the foundation, conveying an unacceptable amount of runoff toward the foundation. We recommend having this corrected as soon as possible by re-grading the yard around the home. A professional landscaper or drainage contractor should be consulted to discuss options and cost.

ROOF SYSTEM

Roof Covering

Roof Inspected: from the roof

Roofing Materials: fiberglass laminate shingles

Material Condition: in the last half of it's expected service life

Flashing Type: galvanized steel

Flashing Locations: roof valleys

Gutter Downspout

Gutter Downspout Type: aluminum

Gutters Downspouts Drain: Onto Grade and Perimeter Drains

Skylights

Skylight Type: operable, glass, raised-curb-type

Skylight Locations: on the front slope and over the main bath

Chimneys

Chimneys Type: Metal, Multi-Wall Chased Vent

Fireplace Stove Locations: living room

OBSERVATIONS:

(a) Early indications of surface failure, such as erosion of the protective granular coating, raised ridges and cracked, brittle or missing shingles were evident at the time of inspection. Consulting a professional roofer now to have immediately necessary repairs made, and to discuss cover replacement options, costs and timetable is recommended.

(b) The gutters have been attached to the home at too few attachment points, as the gutter spikes and hangers were installed at intervals exceeding 2-ft. This is an unsatisfactory condition as it may result in the gutters not being rigid enough to prevent their becoming misaligned under the weight of water, snow or ice at the eaves. Having additional gutter spikes/fasteners installed is recommended so that there is never more than 2-ft. between attachment points.



(c) The metal cover at the top of the chimney chase that houses the metal flue for the family room fireplace is heavily corroded and needs to be scraped down, primed and repainted before it develops pinholes.

RECOMMENDED ACTION:

This is a list of only those items readily apparent during our limited inspection of this roof system. We recommend the roof be further examined and repaired as necessary by a reliable/reputable roofing firm.

PLUMBING SYSTEM

Supply and Piping

Supply and Waste System: a municipal supply and waste system

Service Piping Size: 3/4-inch

Service Piping Type: ABS plastic

Branch Piping Size: 1/2-inch

Branch Piping Type: copper

Waste Piping: cast iron

Vent Piping: cast iron

Main Water Shut Off Location: in the basement recreation room

Main Water Regulator Location: was not found

Waste Clean Out Locations: in the basement bedroom

Main Floor Drain Location: in the basement bathroom

Hot Water Heater

Water Heater Type: a conventional storage tank

Water Heater Energy Source: electricity

Capacity: 80 Gallons

Water Heater Vented: into an unlined masonry chimney

Years in service: 2 to 3 years

Fuel Tank & Controls

Fuel Shut Off Location: at the fuel tank

Fuel Tank Location: outside, above ground at the north side

The water heater is estimated to be 5 years old and is expected to have approximately 2 to 3 years of remaining service life. At least once a year, several gallons of water should be drained off the water heater to flush corrosive sediments from the tank. Additionally, the anode rod inside the tank needs to be replaced by a licensed plumber at 5 to 7 year intervals. This will improve the quality of hot water and increase the likelihood that the water heater can last its entire expected service life.

OBSERVATIONS:

(a) Our inspection has uncovered minor plumbing deficiencies that need to be attended to.

(b) The proper type of plumbing hangers have been used but are installed at improper intervals or are poorly attached. This can result in water hammer in supply lines or low-spots in drain lines that will interfere with proper drainage. Additional brackets or reinforcement are necessary to improve the manner in which this system is suspended and attached.

(c) We found indications of water beneath the floor covering around the toilet in the main bath. This is typically the result of a failed wax seal where the toilet pedestal mounts to

the main soil pipe and often causes a bathroom subfloor to rot and need replacement. We recommend immediate further investigation and repairs as necessary and appropriate.

RECOMMENDED ACTION:

We recommend that only a reputable, licensed plumber make assessments, repaired or corrected as appropriate.

ELECTRICAL SYSTEM

Service Entry

Service Drop Type: overhead solid 3-wire
Service Entry Conductor: copper-clad aluminum
Meter Location: front of the residence
Service Ground Conductor: is a stranded copper
Service Ground Location: water pipe inside the residence

Main Disconnect

Main Disconnect Type: breaker
Main Disconnect Rating: 100 amps
Main Disconnect Location: adjacent to main service entrance panel

Main Panel

Service Entrance Panel Location: basement
Panel Style: Breaker
Amperage Rating: 200 amps
Voltage Rating: 120/240 volts
Final Service Rating: Undetermined
Distribution Wiring: armored (BX) cable
Distribution Wiring Conductors: copper

Sub Panel

Sub Panel Location: garage
Sub Panel Amperage Rating: 60 amps
Sub Panel Voltage Rating: 120/240 volt
Smoke Alarms: Battery Powered

OBSERVATIONS:

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

(b) There are cables connected to the electrical service before the meter that appear to be a "bootleg splice". This is essentially a temporary update or tap done without benefit of permits or inspections and may be illegal. We recommend reporting this to the utility provider for correction.

(c) A representative number of fixtures, electrical outlets and switches were tested, defects were observed in the garage and basement.

(d) There aren't any ground fault circuit interrupters (GFCI) in the main bathroom and laundry room. 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.

(e) The receptacles identified as faulty were located in the garage.

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

(g) There are too few electrical outlets in this home. This is common in older homes where there is often only one outlet per room. However, the use of a normal number of electrical devices in an older home today will require the use of extension cords and quickly overwhelm an older electrical system. We consider this to be an inherent hazard, since overloaded extension cords are the number one cause of household fires. We recommend having additional outlets added by an electrician as necessary, to ensure extension cords won't be needed anywhere in the home.

(h) There is one or more outlets in this home that when tested had reversed polarity. Reversed polarity is a life/safety hazard. It means that any appliance plugged into an outlet with reversed polarity has power passing through the device before reaching the on/off switch. Under certain conditions, anyone touching a device with reversed polarity can inadvertently provide a ground path for current and be electrocuted. We recommend immediate correction by an electrician. And, until this is corrected, we don't recommend plugging any device into any effected receptacle.

RECOMMENDED ACTION:

This is a list of only those items readily apparent during our limited inspection of the electrical system. A further examination by a qualified electrician is recommended.

HEATING SYSTEM

Heating Systems

Type of Heating System: an electric forced air furnace and electric baseboard radiant heating

Heating System Location: in the basement

Location Electric Safety Switch: at the breaker panel

Type of Thermostats: non-programmable

Location of Thermostats: the main floor hall and the living room

Furnace

Make: Lennox

BTU: 2500

Serial: 13223131454

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

Oil System

Tank Above or Below Ground: aboveground

Location of Tank: on the south side

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

Fuel Line Plumbing: flexible copper tubing

Interior Fuel Cutoff Location: Basement Wall

Ducting Ventilation

Type of Ducting: Galvanized Sheetmetal

Type of Return Ducting: Galvanized Steel Sheetmetal

Air Filter

Location: Air Handler (Intake)

Type: a fiberglass cartridge

Width: 24"

Height: 24"

Depth: 2"

Exhaust

Exhaust Vent Type: double-wall metal

Exhausts Through: exhausts into a lined masonry chimney

The flue is shared with the water heater. : YES

OBSERVATIONS:

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

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

(c) The heating system meets the rough heating requirement calculation for this home.

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

(e) 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.

(f) We found leaking/disconnecting heating ducts. Immediate correction by a qualified HVAC repairman is recommended.

(g) Our inspection revealed materials lining the furnace or supply/return ductwork that may contain asbestos.

(h) The furnace exhaust flue is improperly pitched. The minimum acceptable pitch for the furnace exhaust is 1/4 in. per foot toward the furnace/boiler. We recommend having this corrected by a reputable/professional HVAC firm.

INTERIOR

Room Interior

Stair Locations: in the front hallway
Wall Surface Type: drywall
Ceiling Surface Type: drywall
Flooring Type: wall-to-wall carpet
Kitchen Flooring Material: tile
Bathroom Flooring Material: sheet vinyl

Cabinets and Counters

Kitchen Cabinet Type: face frame
Kitchen Counter Top Type: plastic laminate
Bathroom Cabinet Type: composition board
Bathroom Counter Top Type: plastic laminate

Windows and Doors

Window Frame Type: aluminum
Window Pane Type: double-glazed
Inside Door Type: wood panel and solid wood
Security Bar Locations: exterior of the main entrance

OBSERVATIONS:

(a) There are water-stained walls and/or ceilings that appear to be the result of active water intrusion, possibly from flashing or roof leaks. We can't say how these have affected unseen areas, and caution the client that where water intrusion is found there could be structural damage caused by rot. Additionally, there is always the question of whether mold is present behind finished surfaces. The client should understand that, though we do not engage in the practice of mold sampling or testing, mold needs moisture to thrive and we have confirmed active moisture infiltration by probing with a moisture meter. The source of the water intrusion needs to be immediately found and corrected by a competent carpenter and/or roofer. Those making the repairs can only determine whether additional structural repairs will be necessary.

(b) There are pathways worn into some portions of the carpeting in the home. We recommend having these portions of the carpeting replaced.

(c) The carpeting on the stairs has pulled loose and presents a trip/fall hazard that needs to be immediately corrected by a professional floor covering installer.

(d) There are one or more kitchen cabinets with loose/broken hinges that need to be repaired or replaced.

(e) There are one or more kitchen drawer glides that are loose, broken or missing and need to be replaced.

(f) There is window hardware missing that needs to be replaced.

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

(h) There is one or more damaged interior doors that need to be repaired or replaced. We recommend consulting a competent carpenter to discuss options and cost.

INSULATION AND VENTILATION

Homes of this era were typically only lightly insulated during initial construction. The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas, we suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

Attic Locations and Access

Attic Spaces: one

Attic Access Locations: master bedroom

Certificate Posted: attic

Certificate Insulation Locations: attic, walls and floors

Attic Floor Insulation

Insulation Type: fiberglass batt

Insulation Measure: 10 inches

Insulation R-Value: 4

Vapor Retarder: kraft facings

Attic Knee Wall Insulation

Insulation Type: fiberglass batt

Insulation Measure: 4 inches

Insulation R-Value: 2

Vapor Retarder: kraft facings

Wall Insulation

Insulation Type: fiberglass batting

Insulation Measure: 4-inches

Insulation R-Value: 2

Vapor Retarder: polyethylene plastic

Retarder Location: warm side of wall

Crawlspace Insulation

Insulated: walls only

Insulation Type: fiberglass batt

Insulation Measure: 4 inches

Floor Insulation R-Value: 2

Attic Ventilation

Attic Ventilation Type: Passive Ventilation

Attic Ventilation Intake Location: Under-Eave Vents

Attic Exhaust Ventilation: Gable Louver Vents

House Ventilation

Exhaust Fans Devices: Bathrooms/Kitchen/Laundry (All)

Whole House Vent System: Air-To-Air HRV

OBSERVATIONS:

(a) The insulation level in the home is to current code.

(b) It was found that the blown-in insulation in the attic above the second floor is in contact with the roof in nearly every other rafter bay between the frieze vents. This is an unsatisfactory condition, as moisture migrating up through the insulation will likely contact the cold underside of the roof, condense and then drip down to the ceilings below. Besides staining the ceilings, this could result in formation of mold in the insulation on top of the ceilings. There should



be about 1-1/2 to 2 inches of clearance between the insulation and the underside of the roof to avoid this type of issue. It is recommended that this be brought to the attention of the builder for correction.

(c) The roof/attic ventilation appears to be functioning normally and is adequate for a home of this size.

(d) The area where the electric meter is recessed into the exterior wall of the home is poorly sealed and should be covered with an insulated, weatherproof panel and sealed with caulking to prevent heat loss and air leakage at this location.

(e) The area around the electric meter is poorly sealed and should be covered with a weatherproof panel, insulated and sealed with caulking to prevent heat loss and air leakage at this location.

(f) The area where the electric meter is recessed into the exterior wall of the home is poorly sealed and should be covered with an insulated, weatherproof panel and sealed with caulking to prevent heat loss and air leakage at this location.

(g) An attempt was made to test the whole house air exchange system for this home but it was found to be inoperative. The reason the system is inoperative is unknown. Having the system inspected and repaired as necessary by a qualified/reputable HVAC firm is recommended.

POOLS, SPAS AND HOT TUBS

Electrical Controls

Panel Location: at a sub-panel near the equipment

Amperage Rating: 60 amps

Voltage Rating: 220 volts

Panel Style: Breaker

Pumps on Timer: is

Underwater Lighting: low-voltage underwater

GFCI Found: Yes

Equipment Tested: circulation pump

Pool Fixtures Grounded: handrails and ladders

Gas Line Plumbing: wrought iron pipe

Gas Line Shutoff Location: on the branch line to the heater

Water Plumbing

Water Supply Plumbing: galvanized steel pipe

Heat Source: a gas heater

Filter: cartridge filter

Pumps: circulation

Gate and Fencing

Fencing: wooden fence

Fence Height: at least 5 ft.

Gate Opens: outward

Lock Height: at least 48

Door & Window Alarms: equipped with an alarm

Alarm Time: 2 min

Yours truly,

Inspector Name