

# Building Inspection Report

## 123 Easy Street

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**Inspection Date:**  
01.01.10

**Prepared For:**  
Sample Buyer

**Prepared By:**  
**Inspect.Net, Inc.**  
26546 River Road  
Escalon, CA 95320

Toll-Free **888.833.6200**

**Report Number:**  
2010-SAMPLE

**Inspector:**  
Jeff Bond



Photo 1: Front Exterior

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

**Major Concern:** *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

**Safety Issue:** *denotes a condition that is unsafe and in need of prompt attention.*

**Repair:** *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

**Improve:** *denotes improvements which are recommended but not required.*

**Monitor:** *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

**Deferred Cost:** *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

### MAJOR CONCERNS

#### Central Air Conditioning

- **Monitor, Major Concern:** Pet urine damage and corrosion was noted at the central air conditioning system condenser compressor unit. It is recommended a licensed HVAC contractor be contacted to further investigate this condition.

### SAFETY ISSUES

#### Smoke Detectors

- **Repair, Safety Issue:** *Low hardwired smoke detector backup batteries were noted at the bedroom hallway ceiling, and the office (unit(s) beeping at time of inspection).*

#### Garage

- **Repair, Safety Issue:** The rating of the garage fire door has been voided with the installation of a pet door cutout.

#### Garage

- **Repair, Safety Issue:** The garage fire door self-closing hinge is in need of adjustment/loading.

#### Doors

- **Repair, Safety Issue:** Inoperative deadbolt lock(s) were noted at the garage fire door, and the nook rear exterior door.

#### Garage

- **Repair, Safety Issue:** Larger opening(s) were noted at the garage sheetrock firewall (attic access pull down ladder).

**Furnace**

- **Repair, Safety Issue:** Oxidation/corrosion was noted at the heater vent flue (in garage). It is recommended that a licensed HVAC contractor be contacted for further inspection/repair.

**Outlets**

- **Repair, Safety Issue:** Non-ground fault circuit interrupter (GFCI) protected outlet(s) were noted at the garage right wall.

**REPAIR ITEMS****Lights**

- **Repair:** Loose/unsecured sconce light fixture(s) were noted at the hallway walls.

**Lights**

- **Repair:** Inoperative light(s)/bulb(s) were noted at the hallway wall sconce lamps, rear exterior patio, master bathroom sink vanity, and the hallway bathroom sink vanity.

**Fixtures**

- **Repair:** Loose/unsecured faucet(s) were noted at the hallway bathroom tub/stall.

**Fixtures**

- **Repair:** Damaged showerhead(s) were noted at the hallway bathroom tub/stall.

**Fixtures**

- **Repair:** Tub/stall enclosure(s) in need of recaulking/resealing were noted at the hallway bathroom tub/stall.

**Windows**

- **Repair:** Damaged vertical sliding window guides/clip(s) were noted at the left front bedroom, and the living room (2 noted).

**Fixtures**

- **Repair:** Slow drainage was noted at the hallway bathroom tub/stall.

**Doors**

- **Repair:** Inoperative deadbolt lock(s) were noted at the garage fire door.

**Outlets**

- **Repair:** Outlet(s) with missing coverplate(s) were noted at the garage ceiling, and the refrigerator niche.

**Distribution Wiring**

- **Repair:** Exposed wiring without conduit was noted at the garage (right front corner, right wall, and right front corner).

**Auxiliary Panel(s)**

- **Repair:** Missing blanking plate(s) were noted at the garage electrical sub-panel.

**Return Air Ductwork**

- **Repair:** Damaged fiberglass insulation was noted at the heater return duct (in garage next to heater).

**Distribution Wiring**

- **Repair:** Loose/unsecured junction box(s) were noted at the garage right wall.

**Garage**

- **Repair:** The garage right side exterior door was found to be physically damaged and in need of replacement.

**Water Heater**

- **Repair:** Seismic bracing is required at the bottom of water heater tank(s).

**Fixtures**

- **Repair:** Stall shower enclosure(s) and door(s) in need of recaulking/resealing were noted at the master bathroom.

**Waste / Vent**

- **Repair:** Damaged plumbing drain pipe(s)/cleanout cap(s) were noted at the rear exterior yard.

**Sloped Roofing**

- **Repair, Monitor:** The roofing was found to be in need of repair (evidence of prior leaking at valley flashings and rake edge tiles). It is recommended a licensed roofing contractor be contacted to fully investigate conditions noted at the roof.

**Lights**

- **Repair:** Missing light fixture globe(s) were noted at the right side exterior.

**IMPROVEMENT ITEMS****Floors**

- **Improve:** Deteriorated grout was noted at the entry tile floor.

**Floors**

- **Improve:** Loose, stained, and worn carpeting was noted at several locations throughout the structure.

**Fixtures**

- **Improve:** Missing sink stopper(s) were noted at the hallway bathroom right sink, and the master bathroom left sink.

**Doors**

- **Improve:** Missing/uninstalled closet door bottom guide(s) were noted at the left front bedroom, and the master bathroom.

**Floors**

- **Improve:** Cosmetic stained vinyl flooring was noted at the utility room.

**Garage**

- **Improve:** A pet door cutout was noted at the garage right side exterior door.

**Furnace**

- **Improve:** The air filter(s) were noted to be dirty and in need of replacement at the time of the inspection.

**Floors**

- **Improve:** Missing/uninstalled carpeting was noted at the office.

**Doors**

- **Improve:** Missing/uninstalled closet door(s) were noted at the office.

**Wall / Ceiling Finishes**

- **Improve:** Loose/unsecured baseboard trim was noted at the master bedroom.

**Doors**

- **Improve:** Damaged screen door(s) were noted at the master bedroom sliding glass door.

**Fixtures**

- **Improve:** Disconnected sink stopper(s) were noted at the master bathroom right sink.

**Wall / Ceiling Finishes**

- **Improve:** Physically damaged walls/ceiling(s) (larger hole) were noted at the master bedroom.

**Fencing**

- **Improve:** Weakened fence gate(s) were noted at the right front perimeter.

**Gutters & Downspouts**

- **Improve:** It is recommended that the gutters be cleaned to avoid spilling roof runoff around the building – a potential source of water entry, water damage, and/or moisture-related building settlement.

**Sloped Roofing**

- **Improve:** It is recommended that trees near the structure be trimmed back to avoid possible physical damage to the roof.

**ITEMS TO MONITOR****Wall / Ceiling Finishes**

- **Monitor, Improve:** Cosmetic sheetrock/texture patches, blemishes, cracks, and holes were noted at several locations throughout the structure.

**Wall / Ceiling Finishes**

- **Monitor, Improve:** Larger sheetrock/texture crack(s) were noted at the hallway walls.

### Wall / Ceiling Finishes

- **Monitor:** Evidence of possible water damaged sheetrock and mold was noted at the hallway bathroom (in cabinet under sinks). It is recommended a licensed structural pest contractor be contacted to further investigate this condition.

### Cabinets

- **Monitor:** Evidence of possible water damage was noted at the hallway bathroom sink cabinet and shelf. It is recommended a licensed structural pest contractor be contacted to further investigate this condition.

### Cabinets

- **Monitor, Improve:** Physically damaged cabinets/door(s) were noted at the hallway linen cabinets, and the utility room.

### Garage

- **Monitor:** Evidence of possible water damage was noted at the garage right side exterior door. It is recommended a licensed structural pest contractor be contacted to further investigate this condition.

### Additions / Alterations

- **Monitor:** Evidence of a possible addition/alteration was noted at the master bedroom/office wall. It is recommended that a copy of any signed off final building permits be obtained from the current owner for work performed on the structure.

### Kitchen Cabinets

- **Monitor, Improve:** Physically damaged cabinets/drawer(s) were noted at the kitchen.

### Fixtures

- **Monitor:** Non-leaking surface chip(s) were noted at the kitchen sink.

### Fireplace/Chimneys

- **Monitor:** It is recommended that fireplace(s) in the family room be cleaned by a licensed chimney sweep (excess deposits noted inside flue and/or smoke chamber).

### Exterior Walls

- **Monitor, Improve:** Larger stucco cracks and/or patching were noted at several locations around the perimeter of the structure.

### Central Air Conditioning

- **Monitor:** Deteriorated fins were noted at the air conditioner condenser/compressor unit.

### Driveway

- **Monitor, Improve:** Medium sized cracks were noted at the concrete driveway.

### Walkway

- **Improve, Monitor:** Larger crack(s), and lifting/heaving was noted at the concrete walkway(s).

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

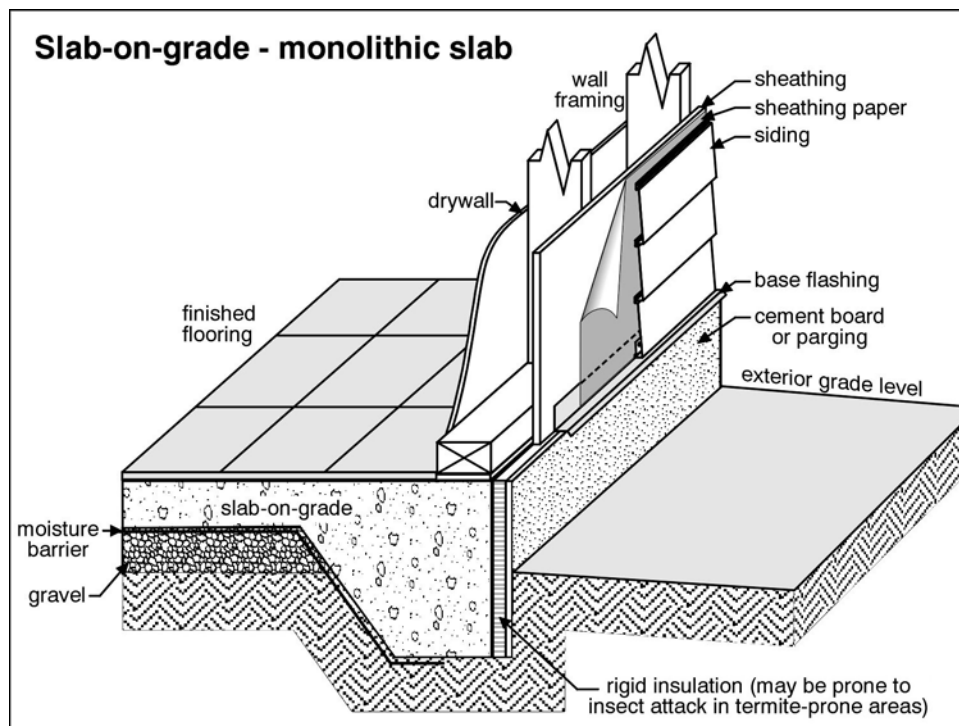
It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

# Structure

## DESCRIPTION OF STRUCTURE

<b>Foundation:</b>	•Poured Concrete •Slab on Grade
<b>Columns:</b>	•Not Visible
<b>Floor Structure:</b>	•Concrete
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Trusses
<b>Roof Structure:</b>	•Trusses •Waferboard Sheathing



## STRUCTURE OBSERVATIONS

### Positive Attributes

The construction of the home is high quality. The materials and workmanship, where visible, are above average. The inspection did not discover evidence of substantial structural movement.

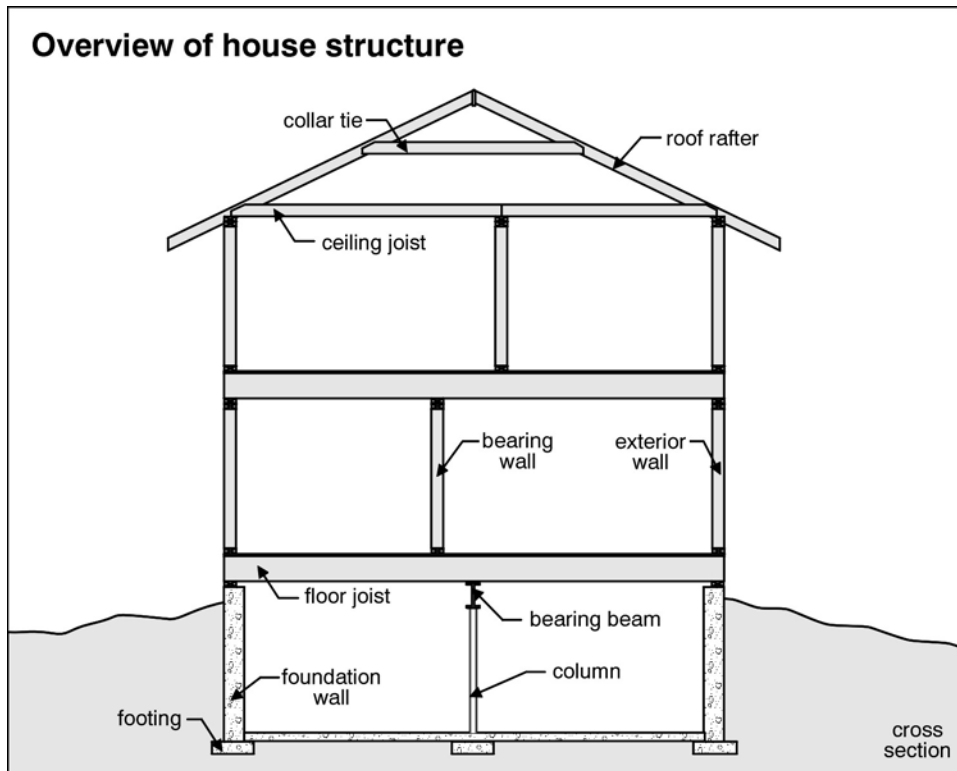
### General Comments

No major defects were observed in the accessible structural components of the house. No repair to structural components is necessary at this time.

## RECOMMENDATIONS / OBSERVATIONS

### Additions / Alterations

- **Monitor:** Evidence of a possible addition/alteration was noted at the master bedroom/office wall. It is recommended that a copy of any signed off final building permits be obtained from the current owner for work performed on the structure.



## LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

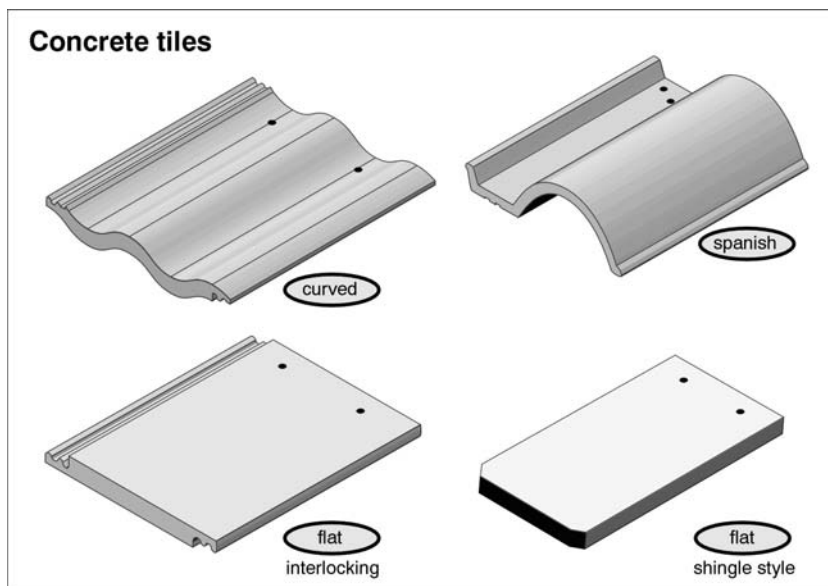
- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing

## DESCRIPTION OF ROOFING

<b>Roof Covering:</b>	•Concrete Tile
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Metal below siding
<b>Roof Drainage System:</b>	•Galvanized Steel •Downspouts discharge above grade
<b>Skylights:</b>	•None noted
<b>Method of Inspection:</b>	•Walked on roof



## ROOFING OBSERVATIONS

### Attributes

The roof coverings were found to be in need of further inspection and repair by a licensed roofing contractor. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. Roof flashing details appear to be in good order. The chimneys do not show signs of significant deterioration. The gutters are in need of cleaning.

### General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age.

## RECOMMENDATIONS / OBSERVATIONS

### Sloped Roofing

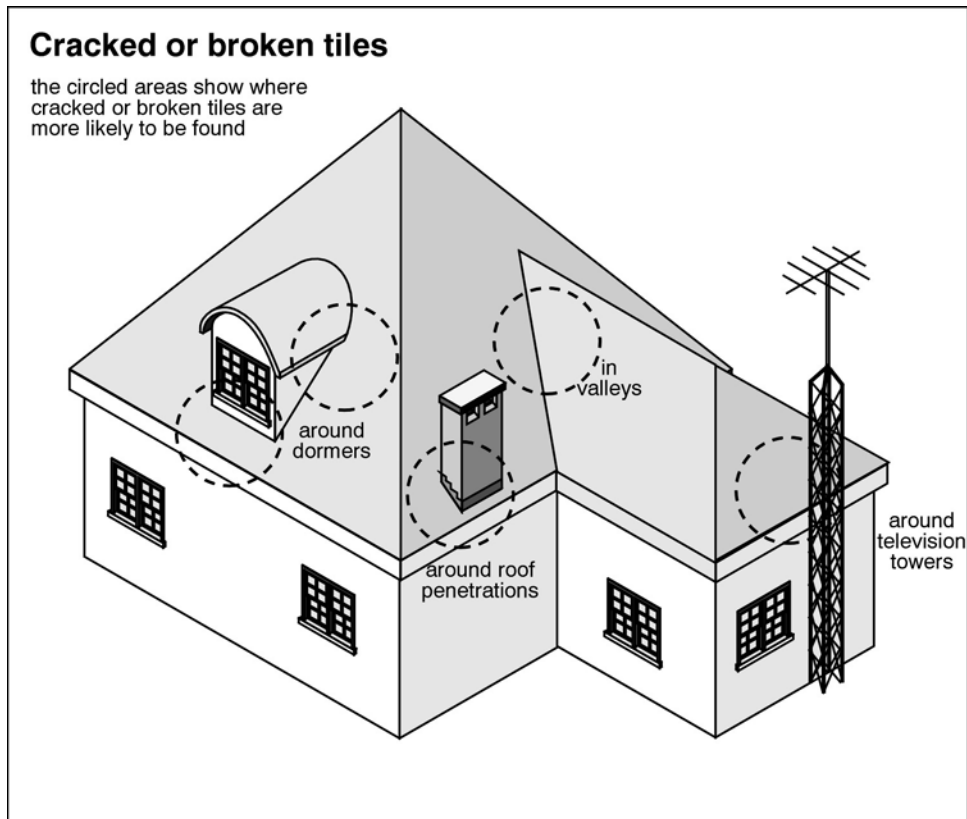
- **Repair, Monitor:** The roofing was found to be in need of repair (evidence of prior leaking at valley flashings and rake edge tiles). It is recommended a licensed roofing contractor be contacted to fully investigate conditions noted at the roof.

### Gutters & Downspouts

- **Improve:** It is recommended that the gutters be cleaned to avoid spilling roof runoff around the building – a potential source of water entry, water damage, and/or moisture-related building settlement.

### Sloped Roofing

- **Improve:** It is recommended that trees near the structure be trimmed back to avoid possible physical damage to the roof.



## LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

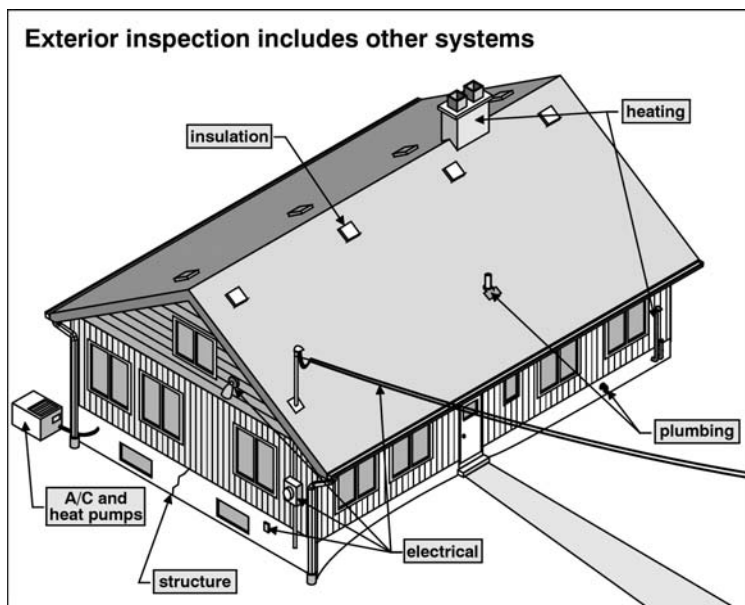
- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior

## DESCRIPTION OF EXTERIOR

<b>Wall Covering:</b>	•Stucco •Stone Fascia
<b>Eaves, Soffits, And Fascias:</b>	•Wood •Open Rafters
<b>Exterior Doors:</b>	•Fiberglass
<b>Window/Door Frames and Trim:</b>	•Wood
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete
<b>Overhead Garage Door(s):</b>	•Steel •Automatic Opener Installed
<b>Surface Drainage:</b>	•Level Grade
<b>Retaining Walls:</b>	•None
<b>Fencing:</b>	•Wood



## EXTERIOR OBSERVATIONS

### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot.

The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

The lot drainage was good, conducting surface water away from the building. The driveway and walkways are in good condition.

### General Comments

The exterior of the home is generally in fair condition. The exterior of the home shows normal wear and tear for a home of this age.

## RECOMMENDATIONS / OBSERVATIONS

### Garage

- **Repair, Safety Issue:** The rating of the garage fire door has been voided with the installation of a pet door cutout.

### Garage

- **Repair, Safety Issue:** The garage fire door self-closing hinge is in need of adjustment/loading.

### Garage

- **Repair, Safety Issue:** Larger opening(s) were noted at the garage sheetrock firewall (attic access pull down ladder).

### Garage

- **Improve:** A pet door cutout was noted at the garage right side exterior door.

### Garage

- **Monitor:** Evidence of possible water damage was noted at the garage right side exterior door. It is recommended a licensed structural pest contractor be contacted to further investigate this condition.

### Garage

- **Repair:** The garage right side exterior door was found to be physically damaged and in need of replacement.

### Exterior Walls

- **Monitor, Improve:** Larger stucco cracks and/or patching were noted at several locations around the perimeter of the structure.

### Fencing

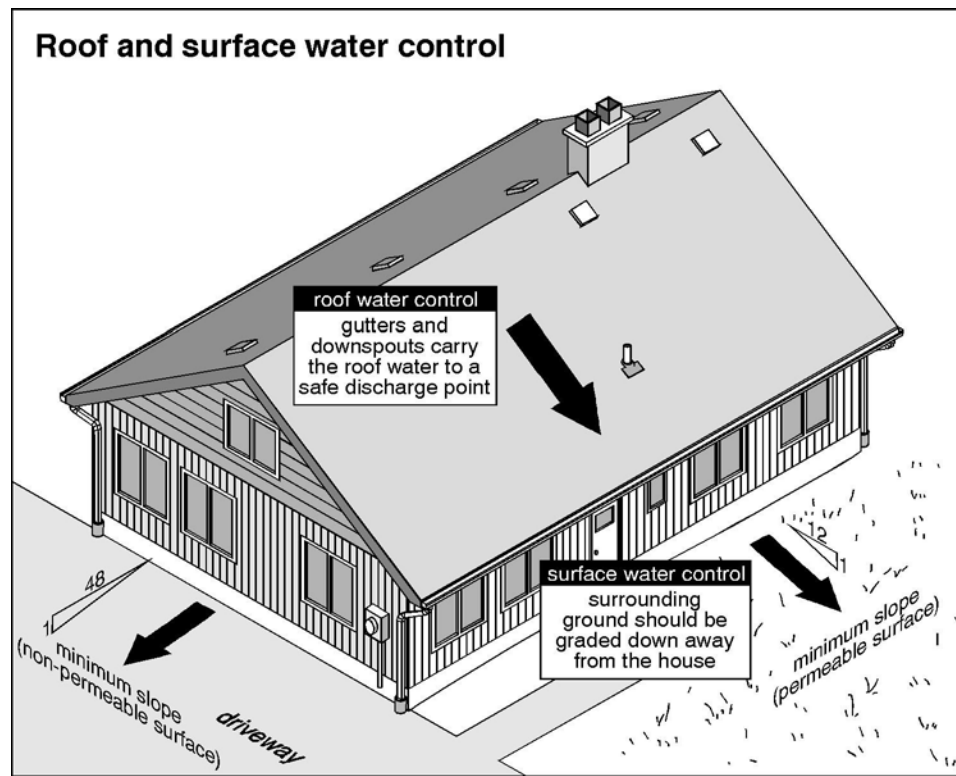
- **Improve:** Weakened fence gate(s) were noted at the right front perimeter.

### Driveway

- **Monitor, Improve:** Medium sized cracks were noted at the concrete driveway.

### Walkway

- **Improve, Monitor:** Larger crack(s), and lifting/heaving was noted at the concrete walkway(s).



## LIMITATIONS OF EXTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

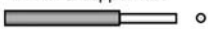



- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical

## DESCRIPTION OF ELECTRICAL

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 125 Amps
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 125 Amps •Breakers •Located: Main Panel
<b>Service Grounding:</b>	•Ground Rod Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 125 Amps •Breakers •Located: Right Front Exterior
<b>Sub-Panel(s):</b>	•Panel Rating: 125 Amps •Breakers •Located: Garage
<b>Distribution Wiring:</b>	•Copper •Aluminum-Multi-Strand
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>GFCI Protected Locations:</b>	•Bathroom(s) •Kitchen •Exterior
<b>Smoke Detectors:</b>	•Present

Common household wire and fuse sizes	
<p>14 AWG copper wire</p>  <p><u>common uses:</u> most circuits for lighting and receptacles, electric baseboard heaters</p> <p><u>typical fuse/breaker size:</u> 15 amps</p>	<p>10 AWG copper wire</p>  <p><u>common uses:</u> electric clothes dryers, air conditioners, water heaters</p> <p><u>typical fuse/breaker size:</u> 30 amps</p>
<p>12 AWG copper wire</p>  <p><u>common uses:</u> some receptacles, electric baseboard heaters, small air conditioners</p> <p><u>typical fuse/breaker size:</u> 20 amps</p>	<p>8 AWG copper wire</p>  <p><u>common uses:</u> electric stoves and ovens</p> <p><u>typical fuse/breaker size:</u> 40 amps</p>

## ELECTRICAL OBSERVATIONS

### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all breakers are properly sized. Generally speaking, the electrical system is in good order. **Some outlets and light fixtures that were tested did not operate satisfactorily.** The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

### General Comments

***Inspection of the electrical system revealed the need for several repairs. Although these are not especially costly to repair, they should be prioritized for safety reasons. Unsafe electrical conditions represent a shock hazard. A licensed electrician should be consulted to undertake any electrical repairs.***

## RECOMMENDATIONS / OBSERVATIONS

### Lights

- **Repair:** Loose/unsecured sconce light fixture(s) were noted at the hallway walls.

### Smoke Detectors

- **Repair, Safety Issue:** *Low hardwired smoke detector backup batteries were noted at the bedroom hallway ceiling, and the office (unit(s) beeping at time of inspection).*

### Lights

- **Repair:** Inoperative light(s)/bulb(s) were noted at the hallway wall sconce lamps, rear exterior patio, master bathroom sink vanity, and the hallway bathroom sink vanity.

### Outlets

- **Repair:** Outlet(s) with missing coverplate(s) were noted at the garage ceiling, and the refrigerator niche.

### Distribution Wiring

- **Repair:** Exposed wiring without conduit was noted at the garage (right front corner, right wall, and right front corner).

### Auxiliary Panel(s)

- **Repair:** Missing blanking plate(s) were noted at the garage electrical sub-panel.

### Outlets

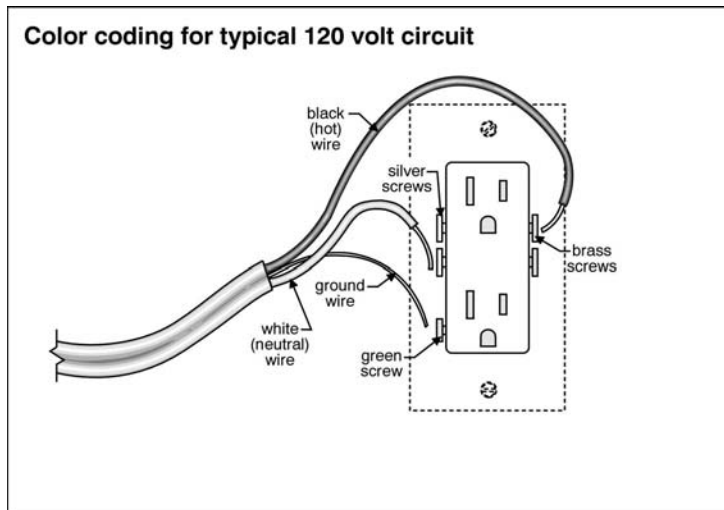
- **Repair, Safety Issue:** Non-ground fault circuit interrupter (GFCI) protected outlet(s) were noted at the garage right wall.

### Distribution Wiring

- **Repair:** Loose/unsecured junction box(s) were noted at the garage right wall.

### Lights

- **Repair:** Missing light fixture globe(s) were noted at the right side exterior.



## LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating

## DESCRIPTION OF HEATING

### Energy Source:

- Gas

### Heating System Type:

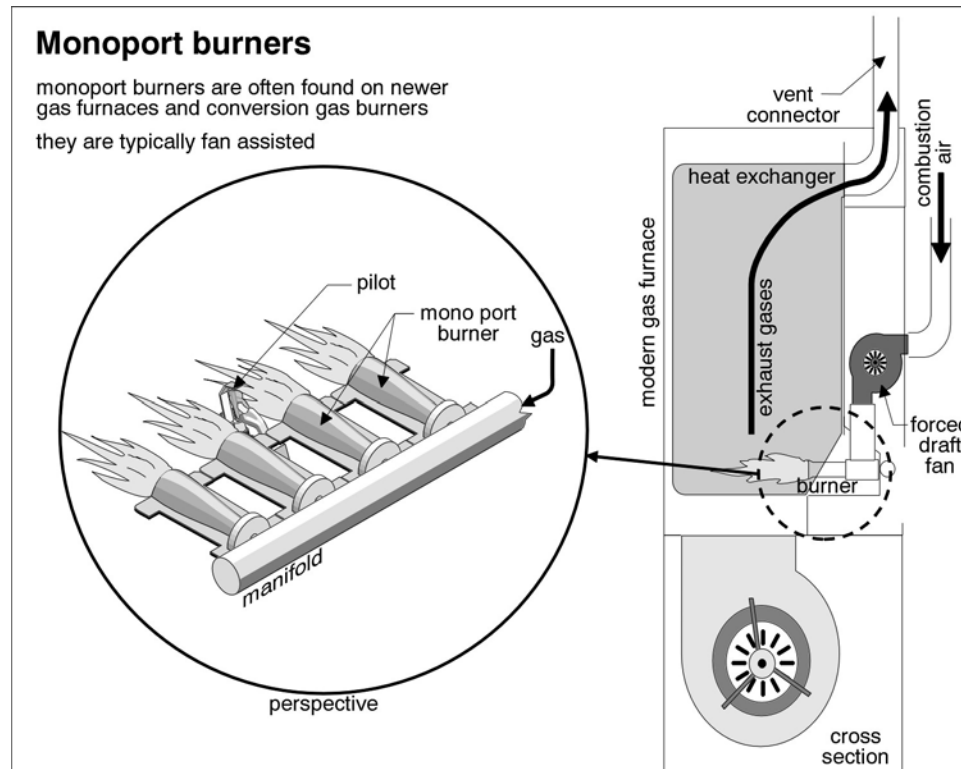
- Forced Air Furnace •Manufacturer: Bryant

### Vents, Flues, Chimneys:

- Metal-Multi Wall

### Heat Distribution Methods:

- Ductwork



## HEATING OBSERVATIONS

### Positive Attributes

The heating system is in generally good condition. This is a medium efficiency heating system. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a "set back" thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. The furnace has a two speed fan, allowing for continuous circulation and cleaning of air within the home.

### General Comments

The heating system shows visible evidence of possible defects. **Repairs to the heating system are necessary at this time.**

## RECOMMENDATIONS / OBSERVATIONS

### Return Air Ductwork

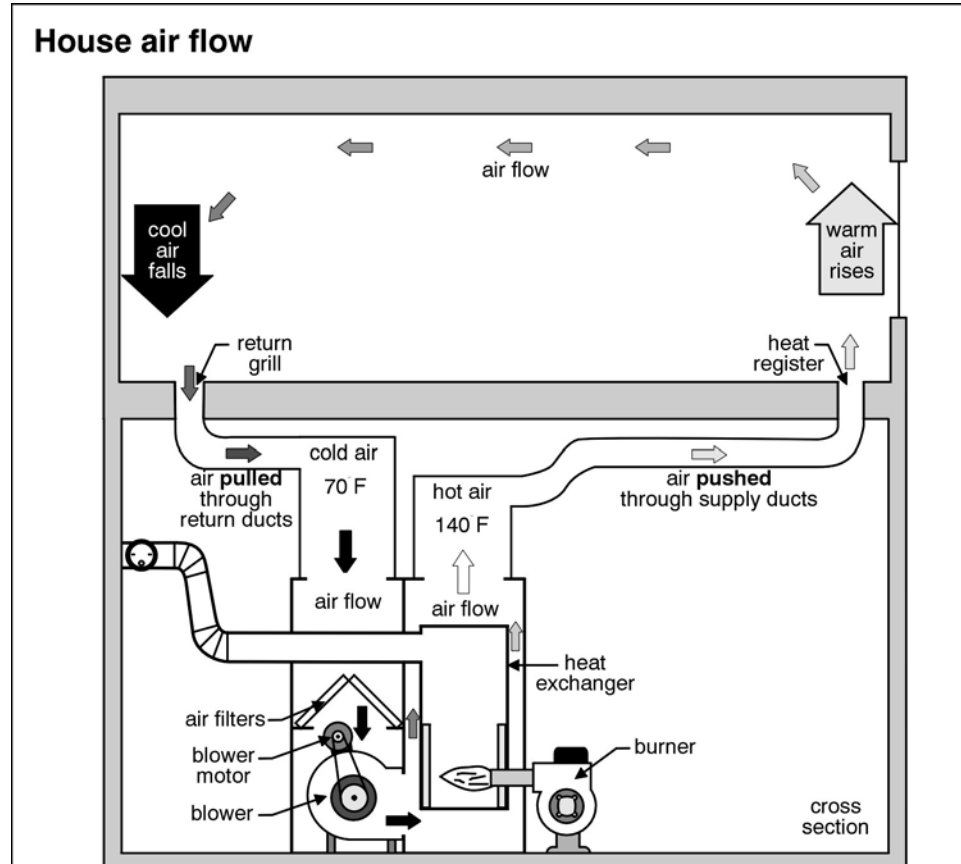
- **Repair:** Damaged fiberglass insulation was noted at the heater return duct (in garage next to heater).

**Furnace**

- **Repair, Safety Issue:** Oxidation/corrosion was noted at the heater vent flue (in garage). It is recommended that a licensed HVAC contractor be contacted for further inspection/repair.

**Furnace**

- **Improve:** The air filter(s) were noted to be dirty and in need of replacement at the time of the inspection.



## LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

### Energy Source:

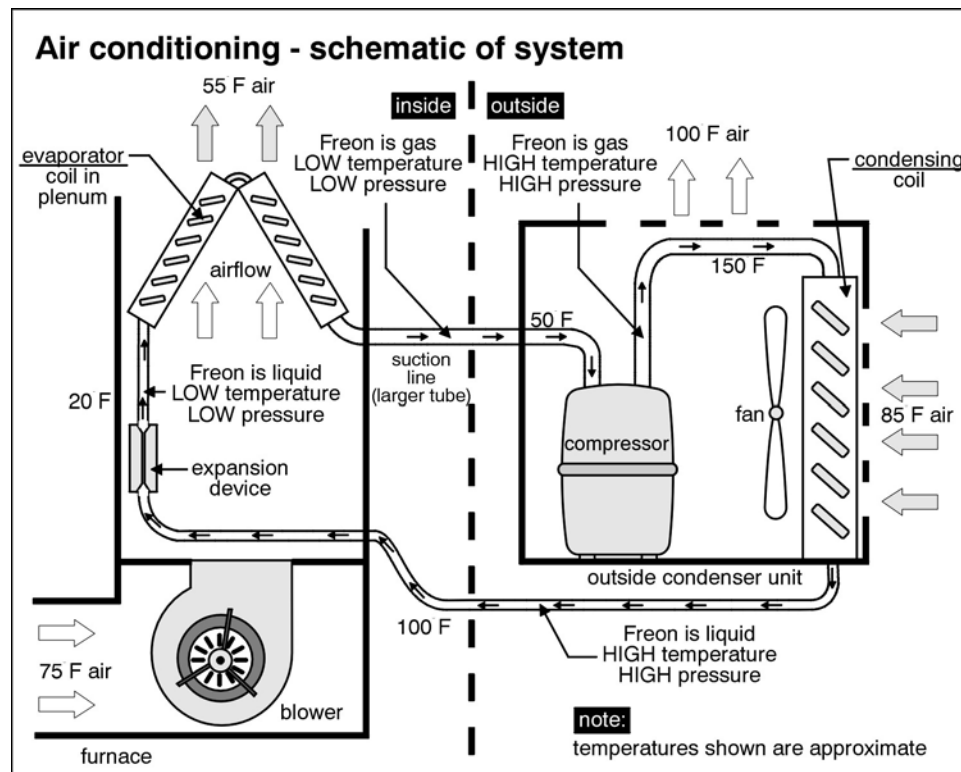
- Electricity •240 Volt Power Supply

### Central System Type:

- Air Cooled Central Air Conditioning •Manufacturer: Bryant

### Through-Wall Equipment:

- Not Present



## COOLING / HEAT PUMPS OBSERVATIONS

### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. The system responded to operating controls.

### General Comments

The system shows visible evidence of possible defects. Repairs may be necessary at this time.

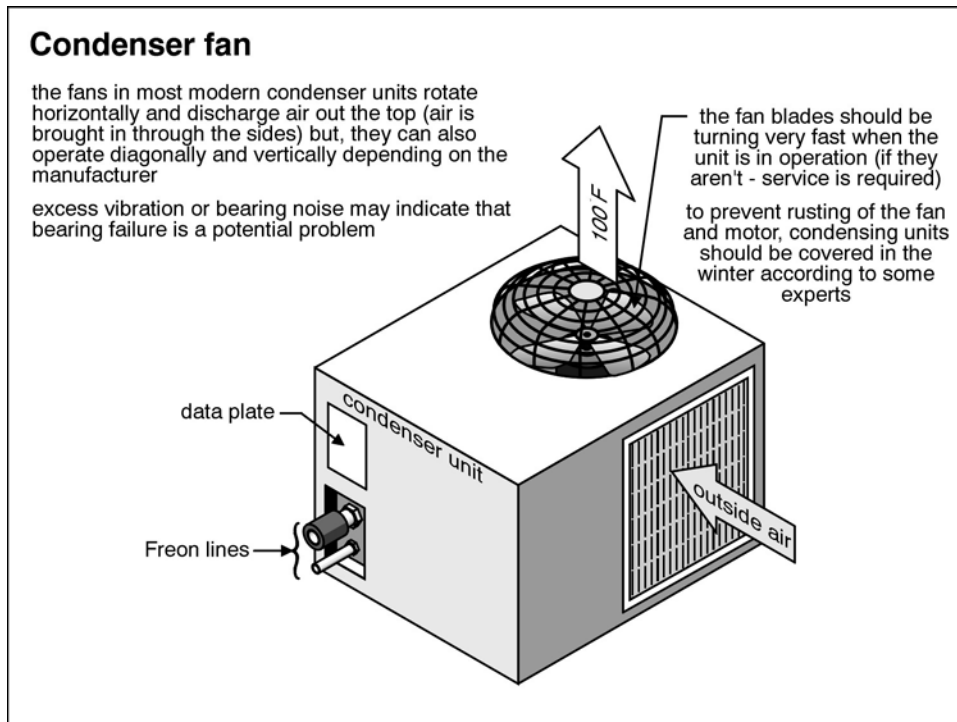
### RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning

- **Monitor, Major Concern:** Pet urine damage and corrosion was noted at the central air conditioning system condenser compressor unit. It is recommended a licensed HVAC contractor be contacted to further investigate this condition.

#### Central Air Conditioning

- **Monitor:** Deteriorated fins were noted at the air conditioner condenser/compressor unit.



## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

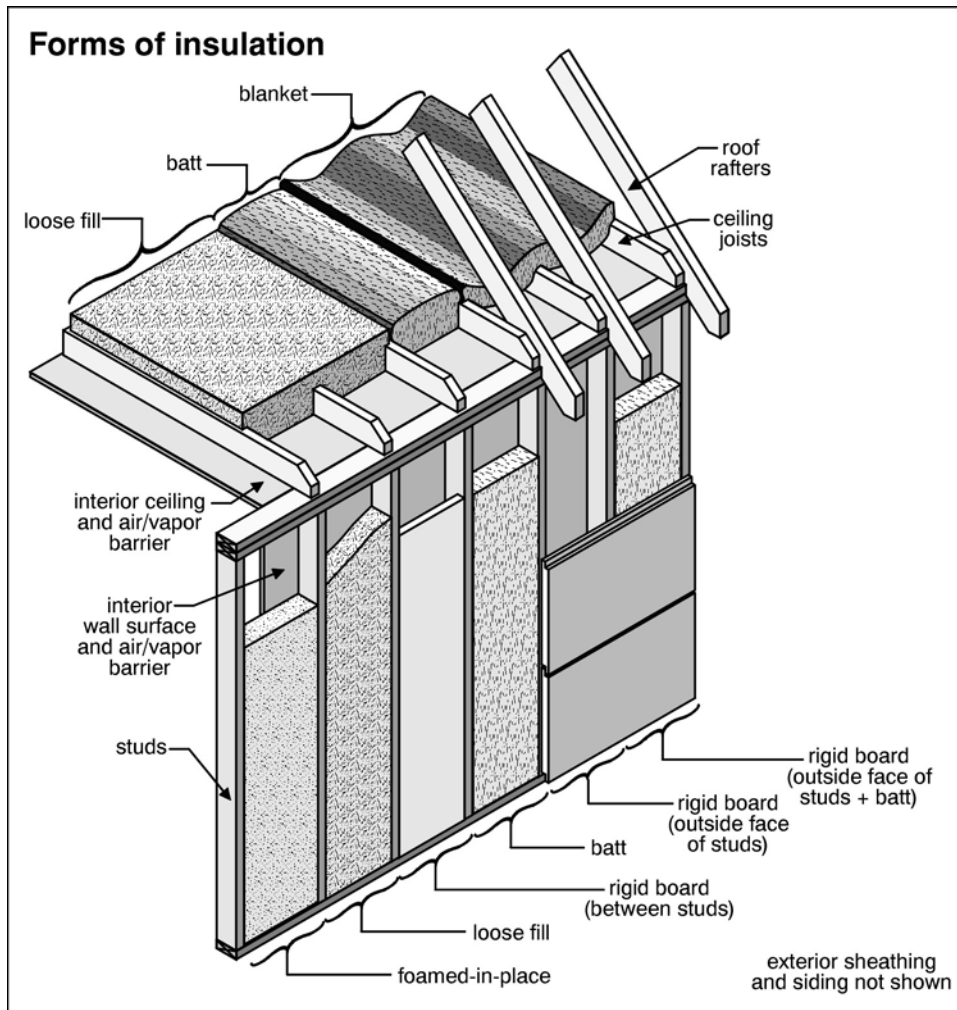
- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

<b>Attic Insulation:</b>	•R-19 in Main Attic
<b>Roof Cavity Insulation:</b>	•Unknown in Cathedral Roof
<b>Exterior Wall Insulation:</b>	•R-11 to R-13 Fiberglass in Original Walls
<b>Vapor Retarders:</b>	•Unknown
<b>Roof Ventilation:</b>	•Roof Vents •Gable Vents •Soffit Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom(s) •Kitchen



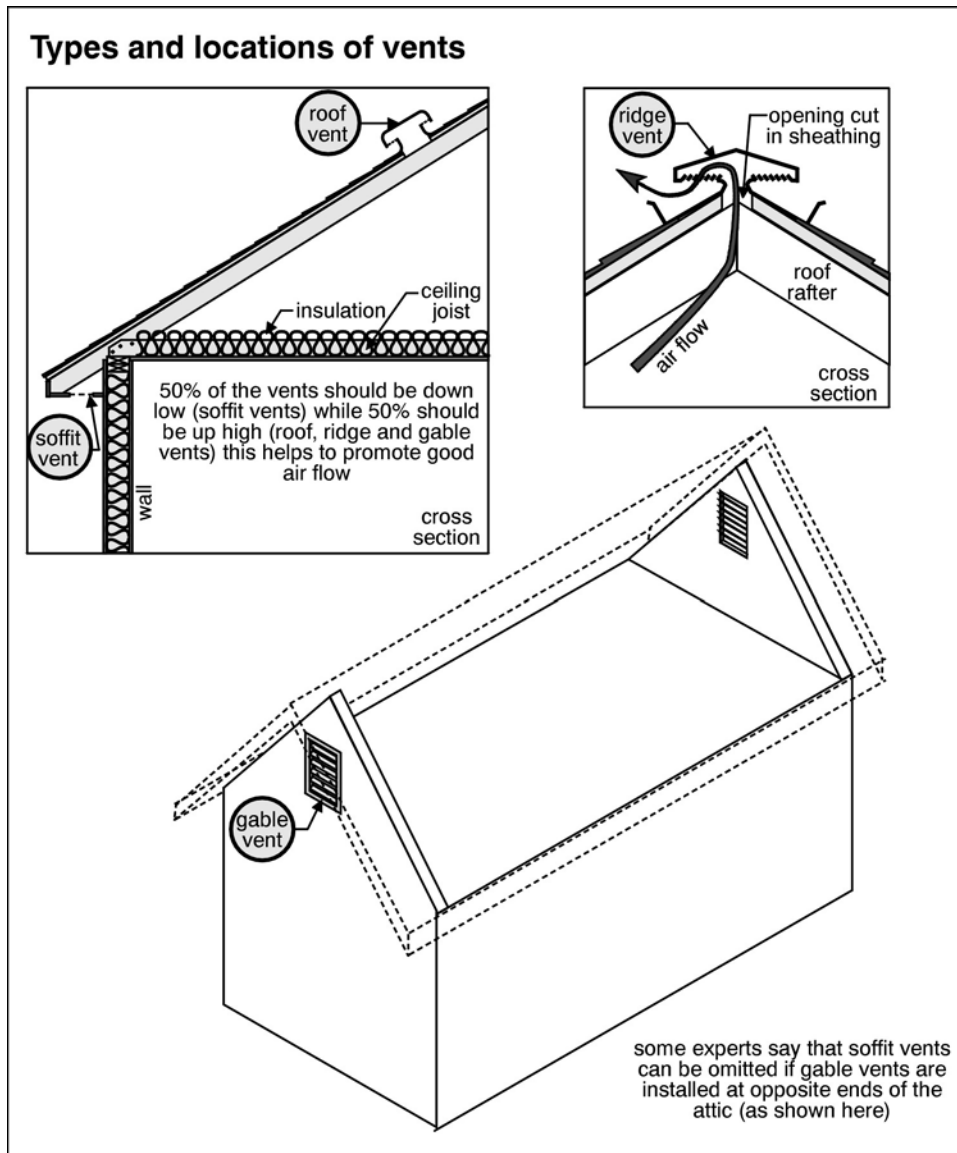
## INSULATION / VENTILATION OBSERVATIONS

### Positive Attributes

This is a well insulated home. Insulation levels are typical for a home of this age and construction.

### General Comments

Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs. Despite the presence of insulation in the floor cavity, any rooms above garages tend to be cooler during winter months.



## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

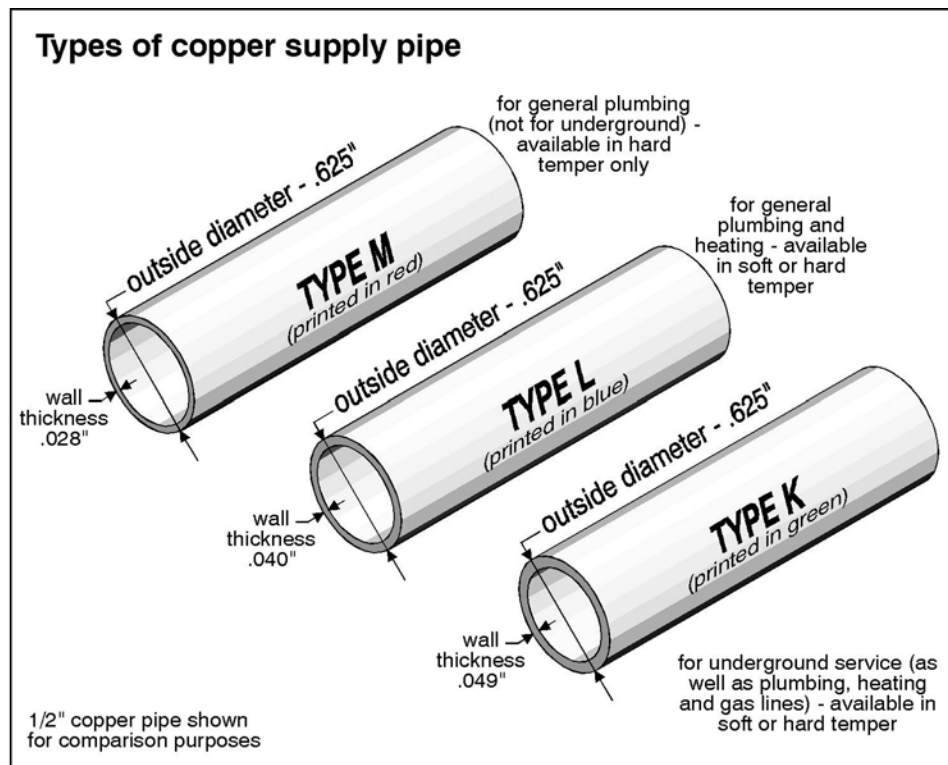
- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing

## DESCRIPTION OF PLUMBING

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Plastic
<b>Main Water Valve Location:</b>	•Entry Exterior
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•ABS Plastic
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: A.O. Smith •Serial Number: GA94-1706559-R99
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Exterior
<b>Other Components:</b>	•Backflow Preventers on Hose Bibs



## PLUMBING OBSERVATIONS

### Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is average to above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures appear to have been well-maintained.

### General Comments

All plumbing systems will require typical minor improvements/repairs over a period of time. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

**RECOMMENDATIONS / OBSERVATIONS****Fixtures**

- **Improve:** Missing sink stopper(s) were noted at the hallway bathroom right sink, and the master bathroom left sink.

**Fixtures**

- **Repair:** Loose/unsecured faucet(s) were noted at the hallway bathroom tub/stall.

**Fixtures**

- **Repair:** Damaged showerhead(s) were noted at the hallway bathroom tub/stall.

**Fixtures**

- **Repair:** Tub/stall enclosure(s) in need of recaulking/resealing were noted at the hallway bathroom tub/stall.

**Fixtures**

- **Repair:** Slow drainage was noted at the hallway bathroom tub/stall.

**Water Heater**

- **Repair:** Seismic bracing is required at the bottom of water heater tank(s).

**Fixtures**

- **Repair:** Stall shower enclosure(s) and door(s) in need of recaulking/resealing were noted at the master bathroom.

**Fixtures**

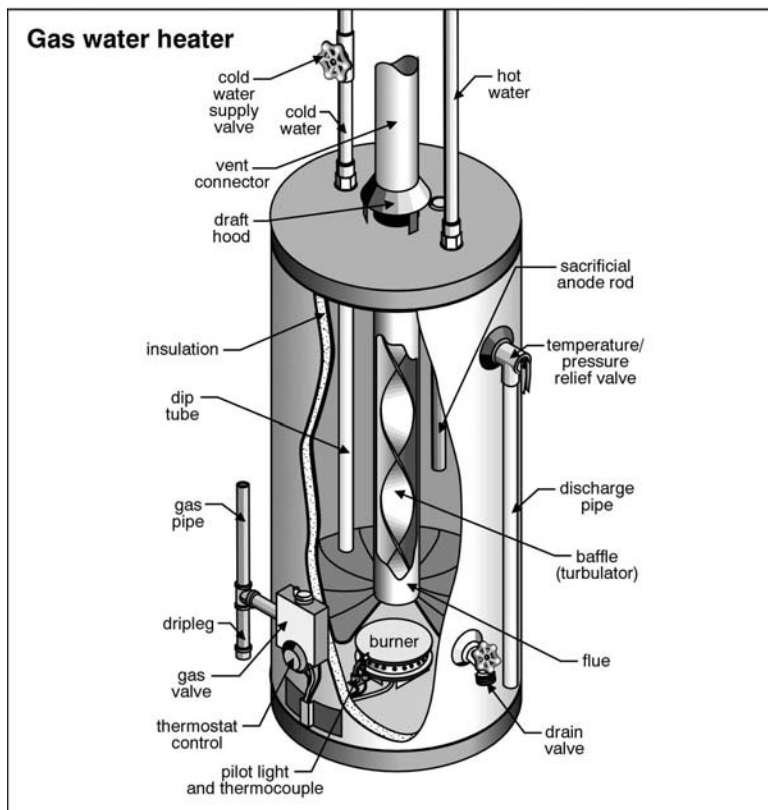
- **Improve:** Disconnected sink stopper(s) were noted at the master bathroom right sink.

**Fixtures**

- **Monitor:** Non-leaking surface chip(s) were noted at the kitchen sink.

**Waste / Vent**

- **Repair:** Damaged plumbing drain pipe(s)/cleanout cap(s) were noted at the rear exterior yard.



## **LIMITATIONS OF PLUMBING INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior

## DESCRIPTION OF INTERIOR

### Wall And Ceiling Materials:

- Drywall

### Floor Surfaces:

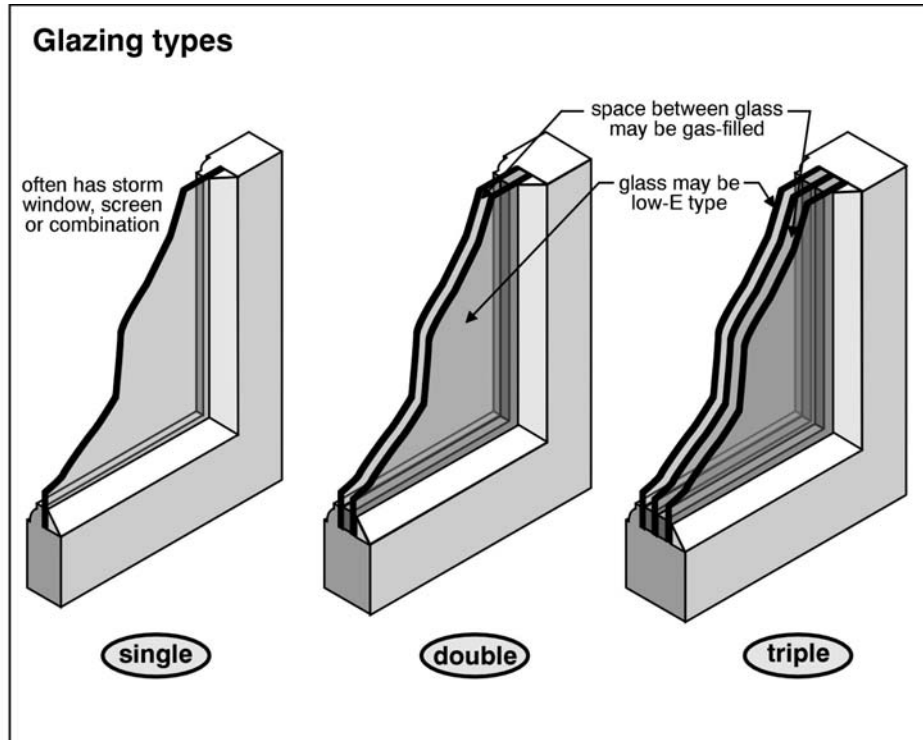
- Carpet •Tile •Vinyl/Resilient

### Window Type(s) & Glazing:

- Sliders •Double Pane

### Doors:

- Wood-Hollow Core •Sliding Glass



## INTERIOR OBSERVATIONS

### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

### General Condition of Windows and Doors

The majority of the doors and windows are good quality. The windows have, for the most part, been well-maintained.

### General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor, Improve:** Cosmetic sheetrock/texture patches, blemishes, cracks, and holes were noted at several locations throughout the structure.

### Floors

- **Improve:** Deteriorated grout was noted at the entry tile floor.

### Floors

- **Improve:** Loose, stained, and worn carpeting was noted at several locations throughout the structure.

### Wall / Ceiling Finishes

- **Monitor, Improve:** Larger sheetrock/texture crack(s) were noted at the hallway walls.

### Wall / Ceiling Finishes

- **Monitor:** Evidence of possible water damaged sheetrock and mold was noted at the hallway bathroom (in cabinet under sinks). It is recommended a licensed structural pest contractor be contacted to further investigate this condition.

### Cabinets

- **Monitor:** Evidence of possible water damage was noted at the hallway bathroom sink cabinet and shelf. It is recommended a licensed structural pest contractor be contacted to further investigate this condition.

### Cabinets

- **Monitor, Improve:** Physically damaged cabinets/door(s) were noted at the hallway linen cabinets, and the utility room.

### Doors

- **Improve:** Missing/uninstalled closet door bottom guide(s) were noted at the left front bedroom, and the master bathroom.

### Windows

- **Repair:** Damaged vertical sliding window guides/clip(s) were noted at the left front bedroom, and the living room (2 noted).

### Doors

- **Repair, Safety Issue:** Inoperative deadbolt lock(s) were noted at the garage fire door, and the nook rear exterior door.

### Floors

- **Improve:** Cosmetic stained vinyl flooring was noted at the utility room.

### Floors

- **Improve:** Missing/uninstalled carpeting was noted at the office.

### Doors

- **Improve:** Missing/uninstalled closet door(s) were noted at the office.

### Wall / Ceiling Finishes

- **Improve:** Loose/unsecured baseboard trim was noted at the master bedroom.

### Doors

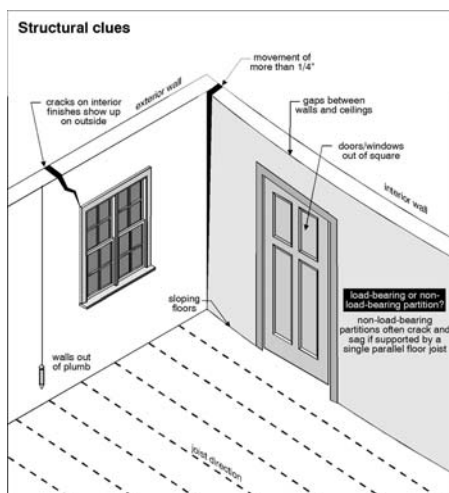
- **Improve:** Damaged screen door(s) were noted at the master bedroom sliding glass door.

### Wall / Ceiling Finishes

- **Improve:** Physically damaged walls/ceiling(s) (larger hole) were noted at the master bedroom.

### Kitchen Cabinets

- **Monitor, Improve:** Physically damaged cabinets/drawer(s) were noted at the kitchen.



## **LIMITATIONS OF INTERIOR INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appliances

## DESCRIPTION OF APPLIANCES

### Appliances Tested:

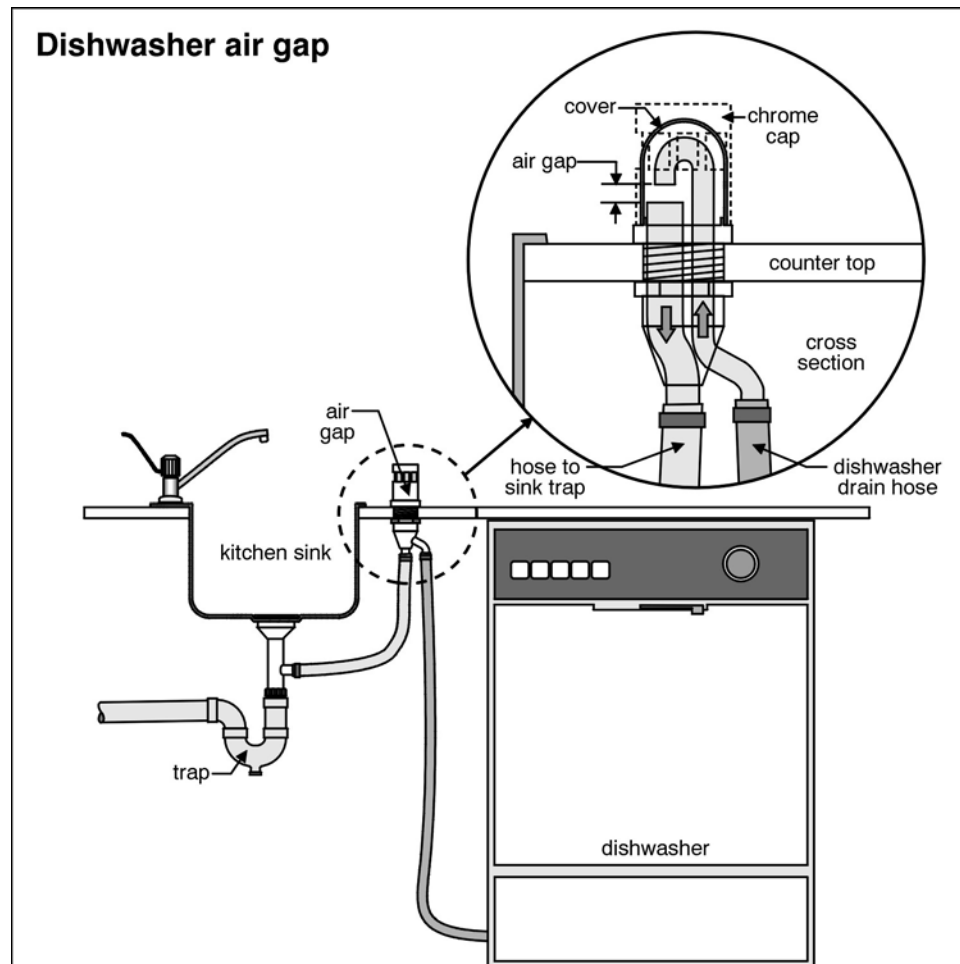
- Electric Range •Electric Oven •Microwave Oven •Dishwasher
- Waste Disposer

### Laundry Facility:

- Gas & Electric Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

### Other Components Tested:

- Kitchen Exhaust Fan •Door Bell



## APPLIANCES OBSERVATIONS

### Positive Attributes

The appliances were found to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is average quality.

### General Comments

No improvements to the appliances are needed.

## LIMITATIONS OF APPLIANCES INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

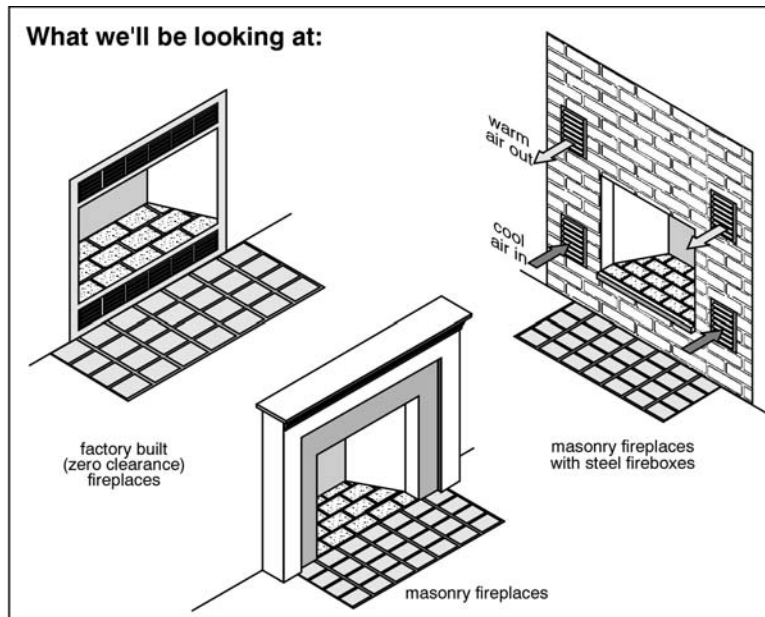
# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

### Fireplaces:

### Vents, Flues, Chimneys:

- Direct Vent
- Metal Flue-Insulated Multi-Wall



## FIREPLACES / WOOD STOVES OBSERVATIONS

### General Comments

On the whole, the fireplace and its components are in above average condition. No major flaws were noted at the time of the inspection.

### RECOMMENDATIONS / OBSERVATIONS

#### Fireplace/Chimneys

- **Monitor:** It is recommended that fireplace(s) in the family room be cleaned by a licensed chimney sweep (excess deposits noted inside flue and/or smoke chamber).

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Maintenance Advice

## UPON TAKING OWNERSHIP

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After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

## REGULAR MAINTENANCE

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### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

#### **ANNUALLY**

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

#### **PREVENTION IS THE BEST APPROACH**

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Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

# Information About Carbon Monoxide

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## What is carbon monoxide (CO) and how is it produced in the home?

CO is a colorless, odorless, toxic gas. It is produced by the incomplete combustion of solid, liquid and gaseous fuels. Appliances fueled with gas, oil, kerosene, or wood may produce CO. If such appliances are not installed, maintained, and used properly, CO may accumulate to dangerous levels.

### What are the symptoms of CO poisoning and why are these symptoms particularly dangerous?

Breathing CO causes symptoms such as headaches, dizziness, and weakness in healthy people. CO also causes sleepiness, nausea, vomiting, confusion and disorientation. At very high levels, it causes loss of consciousness and death.

This is particularly dangerous because CO effects often are not recognized. CO is odorless and some of the symptoms of CO poisoning are similar to the flu or other common illnesses.

### Are some people more affected by exposure to CO than others?

CO exposures especially affect unborn babies, infants, and people with anemia or a history of heart disease. Breathing low levels of the chemical can cause fatigue and increase chest pain in people with chronic heart disease.

### How many people die from CO poisoning each year?

In 1989, the most recent year for which statistics are available, there were about 220 deaths from CO poisoning associated with gas-fired appliances, about 30 CO deaths associated with solid-fueled appliances (including charcoal grills), and about 45 CO deaths associated with liquid-fueled heaters.

### How many people are poisoned from CO each year?

Nearly 5,000 people in the United States are treated in hospital emergency rooms for CO poisoning; this number is believed to be an underestimate because many people with CO symptoms mistake the symptoms for the flu or are misdiagnosed and never get treated.

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## How can production of dangerous levels of CO be prevented?

Dangerous levels of CO can be prevented by proper appliance maintenance, installation, and use:

### Maintenance:

- A qualified service technician should check your home's central and room heating appliances (including water heaters and gas dryers) annually. The technician should look at the electrical and mechanical components of appliances, such as thermostat controls and automatic safety devices.
- Chimneys and flues should be checked for blockages, corrosion, and loose connections.
- Individual appliances should be serviced regularly. Kerosene and gas space heaters (vented and unvented) should be cleaned and inspected to insure proper operation.
- CPSC recommends finding a reputable service company in the phone book or asking your utility company to suggest a qualified service technician.

### Installation:

- Proper installation is critical to the safe operation of combustion appliances. All new appliances have installation instructions that should be followed exactly. Local building codes should be followed as well.
- Vented appliances should be vented properly, according to manufacturer's instructions.
- Adequate combustion air should be provided to assure complete combustion.
- All combustion appliances should be installed by professionals.

### Appliance Use:

Follow manufacturer's directions for safe operation.

- Make sure the room where an unvented gas or kerosene space heater is used is well ventilated; doors leading to another room should be open to insure proper ventilation.
- Never use an unvented combustion heater overnight or in a room where you are sleeping.

**Are there signs that might indicate improper appliance operation?**

Yes, these are:

- Decreasing hot water supply
- Furnace unable to heat house or runs constantly
- Sooting, especially on appliances
- Unfamiliar or burning odor
- Increased condensation inside windows

**Are there visible signs that might indicate a CO problem?**

Yes, these are:

- Improper connections on vents and chimneys
- Visible rust or stains on vents and chimneys
- An appliance that makes unusual sounds or emits an unusual smell
- An appliance that keeps shutting off (Many new appliances have safety components attached that prevent operation if an unsafe condition exists. If an appliance stops operating, it may be because a safety device is preventing a dangerous condition. Therefore, don't try to operate an appliance that keeps shutting off; call a service person instead.)

**Are there other ways to prevent CO poisoning?**

Yes, these are:

- Never use a range or oven to heat the living areas of the home
- Never use a charcoal grill or hibachi in the home
- Never keep a car running in an attached garage

**Can CO be detected?**

Yes, CO can be detected with CO detectors that meet the requirements of Underwriters Laboratories (UL) standard 2034.

Since the toxic effect of CO is dependent upon both CO concentration and length of exposure, long-term exposure to a low concentration can produce effects similar to short term exposure to a high concentration.

Detectors should measure both high CO concentrations over short periods of time and low CO concentrations over long periods of time - the effects of CO can be cumulative over time. The detectors also sound an alarm before the level of CO in a person's blood would become crippling. CO detectors that meet the UL 2034 standard currently cost between \$35 and \$80.

**Where should the detector be installed?**

CO gases distribute evenly and fairly quickly throughout the house; therefore, a CO detector should be installed on the wall or ceiling in sleeping area/s but outside individual bedrooms to alert occupants who are sleeping.

**Aren't there safety devices already on some appliances? And if so, why is a CO detector needed?**

Vent safety shutoff systems have been required on furnaces and vented heaters since the late 1980s. They protect against blocked or disconnected vents or chimneys. Oxygen depletion sensors (ODS) have also been installed on unvented gas space heaters since the 1980s. ODS protect against the production of CO caused by insufficient oxygen for proper combustion. These devices (ODSs and vent safety shutoff systems) are not a substitute for regular professional servicing, and many older, potentially CO-producing appliances may not have such devices. Therefore, a CO detector is still important in any home as another line of defense.

**Are there other CO detectors that are less expensive?**

There are inexpensive cardboard or plastic detectors that change color and do not sound an alarm and have a limited useful life. They require the occupant to look at the device to determine if CO is present. CO concentrations can build up rapidly while occupants are asleep, and these devices would not sound an alarm to wake them.

**For additional information, write to the U.S. Consumer Product Safety Commission, Washington, D.C., 20207, call the toll-free hotline at 1-800-638-2772, or visit the website <http://www.cpsc.gov>**

# Photo Summary

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Photo 1



Photo 2



Photo 3



Photo 4

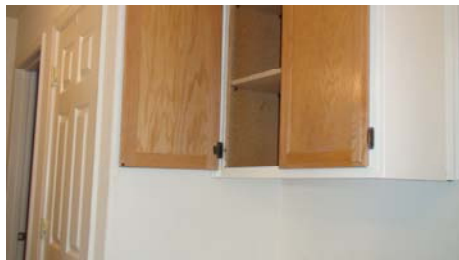


Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

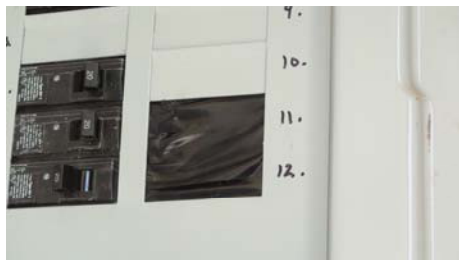


Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36